

## CHAPTER THREE - PLANNING DISTRICTS: CONCEPTS & GUIDELINES

*“Preservation of the cultural and historic integrity of  
the Presidio for public use recognizes its significant  
role in the history of the United States.”*

PRESIDIO TRUST ACT



## CHAPTER THREE - PLANNING DISTRICTS: CONCEPTS & GUIDELINES

**T**he Presidio is a varied and compelling place. The Presidio Trust must respect the variety and richness of this place, ensuring that it endures and is accessible for generations to come.

This chapter sets forth specific planning concepts and guidelines for Area B's seven planning districts. The concepts and guidelines correspond to the varied characteristics of the districts, and will inform future land use and implementation decisions.

The seven planning districts are illustrated in Figure 3.1 (Future Land Use): Main Post, Crissy Field (Area B), Letterman, Fort Scott, Public Health Service Hospital, East Housing, and South Hills. These districts are derived from the 13 planning areas delineated in the 1994 *General Management Plan Amendment* (GMPA) and have been refined to reflect the Presidio Trust's jurisdiction over Area B. District boundaries are based on each area's historic uses; jurisdictional boundaries; human-made features such as roads, fences, and walls; and natural features and demarcations, including topography and vegetation.



THE PRESIDIO VIEWED FROM THE SOUTHEAST, 2001

The existing features of each district will guide the preferred mix of uses and dictate the general character of the area. Land use preferences for each district are expressed in terms of a general mix of uses, and in some cases a preferred set of uses for individual buildings or sub-districts. These land use preferences are long-term goals, and their implementation will inevitably depend on the cost of building rehabilitation, the ability to interest potential tenants, and other factors. Should potential uses prove infeasible in the near term, other uses will be considered as long as they do not compromise either the general character of the district or the ability to accommodate a preferred use if it became feasible at a future date.





FORT SCOTT AGAINST THE SAN FRANCISCO SKYLINE

## DISTRICT CONCEPTS AND GUIDELINES

This chapter presents the planning concepts and planning guidelines for the seven planning districts.

The Planning Concept section for each district describes the district's character, land use, and open space, as well as accessibility and circulation. The planning concepts are closely related to the GMPA; each will be an important guide for future planning and building use decisions.

The Planning Guidelines section identifies the key character-defining features of the district and establishes guidelines for future changes, including potential new construction, to ensure compatibility with National Historic Landmark District. These guidelines conform to *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. The planning guidelines address overall spatial organization and land patterns, buildings and structures, open space, vegetation, views, and circulation and access.



CHAPTER THREE - PLANNING DISTRICTS: CONCEPTS & GUIDELINES

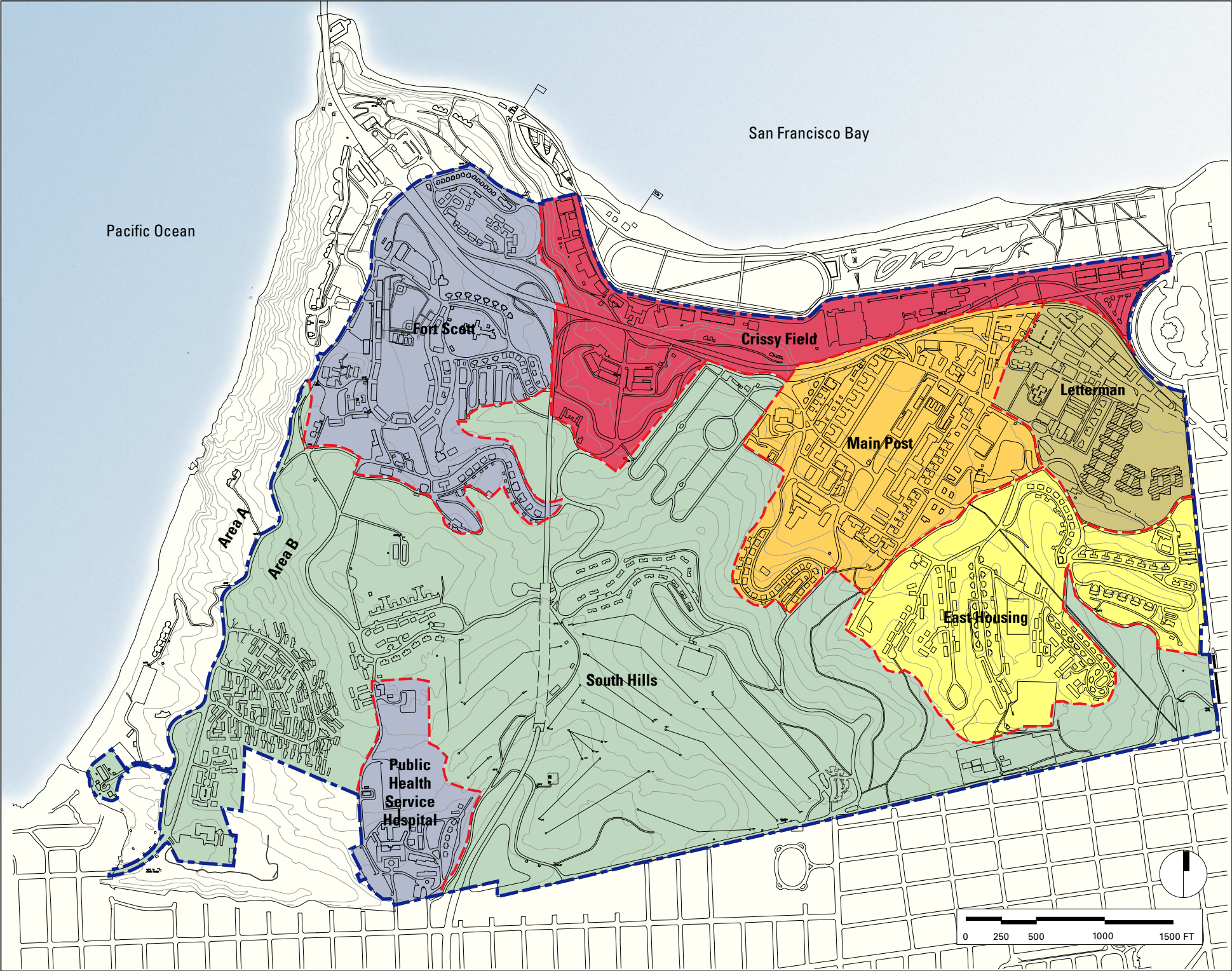


FIGURE 3.1  
FUTURE LAND USE

- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Mixed-Use/Visitor & Cultural Focus     | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> Open Space/Recreation/Residential |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Mixed-Use/Visitor & Community Focus | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue-grey; border: 1px solid black;"></span> Institutional/Residential     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> Mixed-Use/Office & Residential       | <span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px dashed red;"></span> Planning District Boundary                           |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Residential                         | <span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px dashed blue;"></span> Area B Boundary                                     |



## LAND USE PREFERENCES

### MAIN POST

#### *Heart of the Presidio/Visitor and Community Center*

The Main Post will continue to be a focal point for visitor orientation as well as a community center where people live, work, and enjoy themselves. The district's rich historic buildings and landscapes will be preserved, the historic parade ground re-established, and other outdoor spaces rehabilitated.

### CRISSY FIELD (AREA B)

#### *Bayfront Recreation and Cultural Destination*

The Trust will undertake site enhancements and historic building rehabilitation in Area B of Crissy Field to accommodate uses and visitor amenities that complement the spectacular bayfront park of Area A. Important open space will be retained and natural resources will be protected. Some non-historic buildings may be retained and reused.

### LETTERMAN

#### *Residential and Working Campus*

The Letterman district will be home to the Letterman Digital Arts Center, occupied by one of the country's most creative and innovative enterprises. A blending of the old and new, the district will continue to offer a mix of office and residential uses. Rehabilitation of open spaces will reinforce the campus feeling.

### FORT SCOTT

#### *Contemplative Retreat*

The Trust will preserve Fort Scott's rich collection of historic buildings and landscapes in a manner that retains the district's contemplative setting. Preferred uses will include educational and conference facilities as well as complementary lodging, housing, and support services.

### PUBLIC HEALTH SERVICE HOSPITAL

#### *Residential and Educational Community*

Residential and educational uses will be sought for historic buildings in the former Public Health Service Hospital district. Habitat for rare and unique plant and wildlife species will be protected and enhanced.

### EAST HOUSING

#### *Residential Neighborhood and Nature's Refuge*

The East Housing planning district will continue to be primarily residential. The Tennessee Hollow riparian corridors will be restored, and some non-historic housing will be removed if required to restore natural systems. Open space and forested areas will be preserved to provide wildlife habitat and a peaceful refuge for visitors.

### SOUTH HILLS

#### *Outdoor Recreation and Woodland Retreat*

A significant amount of non-historic housing and associated streets in this district will be removed over time to restore open space and natural systems, and to improve the quality of the visitor experience. The district will be a setting for contemplation, education, research, and recreation. A limited amount of housing will remain.





## CHAPTER THREE - PLANNING DISTRICTS: CONCEPTS & GUIDELINES

### MAIN POST DISTRICT: VISITOR AND COMMUNITY CENTER

#### PLANNING CONCEPT

The Main Post will remain the heart of the Presidio; it will be a focal point for visitor orientation and a community center where people live, work, and enjoy themselves. The Main Post's rich collection of historic buildings and landscapes will be the backdrop for visitor programs and a setting for businesses, organizations, and Presidio community services. Significant open spaces will be preserved and restored.

#### Character, Land Use, and Open Space

In 1776, early Spanish explorers chose the gently sloping land in front of what is now the Officers' Club as the site for a new presidio, or garrison, for their northern frontier. Since that time,

the Main Post has undergone continuous expansion and redevelopment in its 225-year history as the administrative center of the Presidio. Varied architectural styles and formal landscapes illustrate the complex layering of construction over time, creating an apt setting for telling many of the Presidio's stories. Today, 138 buildings (110 historic and 28 non-historic) accommodate administrative, community, and residential uses as well as support services. Many of these buildings are recently rehabilitated and host new park tenants and programs; many more remain to be rehabilitated and reused. (See Figure 3.2.)

Most first-time visitors will want to begin their experiences at the Main Post. At the visitor center they will learn about the important resources and stories of the Presidio. Here, visitors can

also receive assistance in planning their visits and derive a greater understanding of the Main Post's relationship to other areas of the Presidio as well as the district's military architecture and history.

The stately aura of the Main Post will be enlivened with special events and festivities to commemorate the Presidio's past and celebrate its future. Pavement on the Main Parade Ground will be reduced, and this public open space will provide a setting for ceremonies and celebrations that complement the surrounding historic buildings.

Preferred land uses will include offices, cultural/educational uses, and housing, complemented by small-scale lodging and conference space, recreation, and some



THE MAIN POST IS THE TRADITIONAL "HEART OF THE PRESIDIO" AND WILL REMAIN THE PARK'S VITAL CENTER



supporting retail services. Existing administrative and operational functions, such as the fire station, Presidio Trust headquarters, National Park Service Visitor Center, and child care center, will remain at the Main Post. The Officers' Club will continue to be used for meetings, cultural events, and community activities. Existing historic buildings at the Main Post will be rehabilitated and leased.

The Main Post's historic buildings, which represent the Presidio's broadest range of architectural styles, will be preserved and rehabilitated. Some new construction may be considered in the future to reinforce historic patterns of spatial organization and complement the rehabilitation of adjacent historic buildings. Building additions or new infill construction will be carefully integrated into the post's landscape and carried out in accordance with the planning guidelines set forth in this Plan (see below).

The "greening" of the Main Parade Ground and commemoration of the historic El Presidio would create a new focus for a variety of visitor activities, and transform the quality of the open spaces. Non-historic buildings may be removed to restore historic view corridors or settings. Archeological remains will be investigated and used to help interpret the post's evolution.

### **Access and Circulation**

The Main Post will be the central arrival area for Presidio visitors, and will become a lively pedestrian district. Site improvements that enhance the historic setting and open spaces will provide a clearer hierarchy of vehicular and pedestrian circulation routes. An extensive network of pedestrian and bicycle paths will be established to link the Main Post and Crissy Field. Historic circulation patterns, including pedestrian connections between areas of the Main Post, will follow historic routes as



THE PRESIDIGO SHUTTLE WILL CONNECT WITH REGIONAL PUBLIC TRANSIT AT A NEW HUB ON THE MAIN POST

much as possible. Important streetscapes along Montgomery Street and Funston Avenue will be rehabilitated. Primary access to the Main Post will be from Lincoln and Arguello Boulevards.

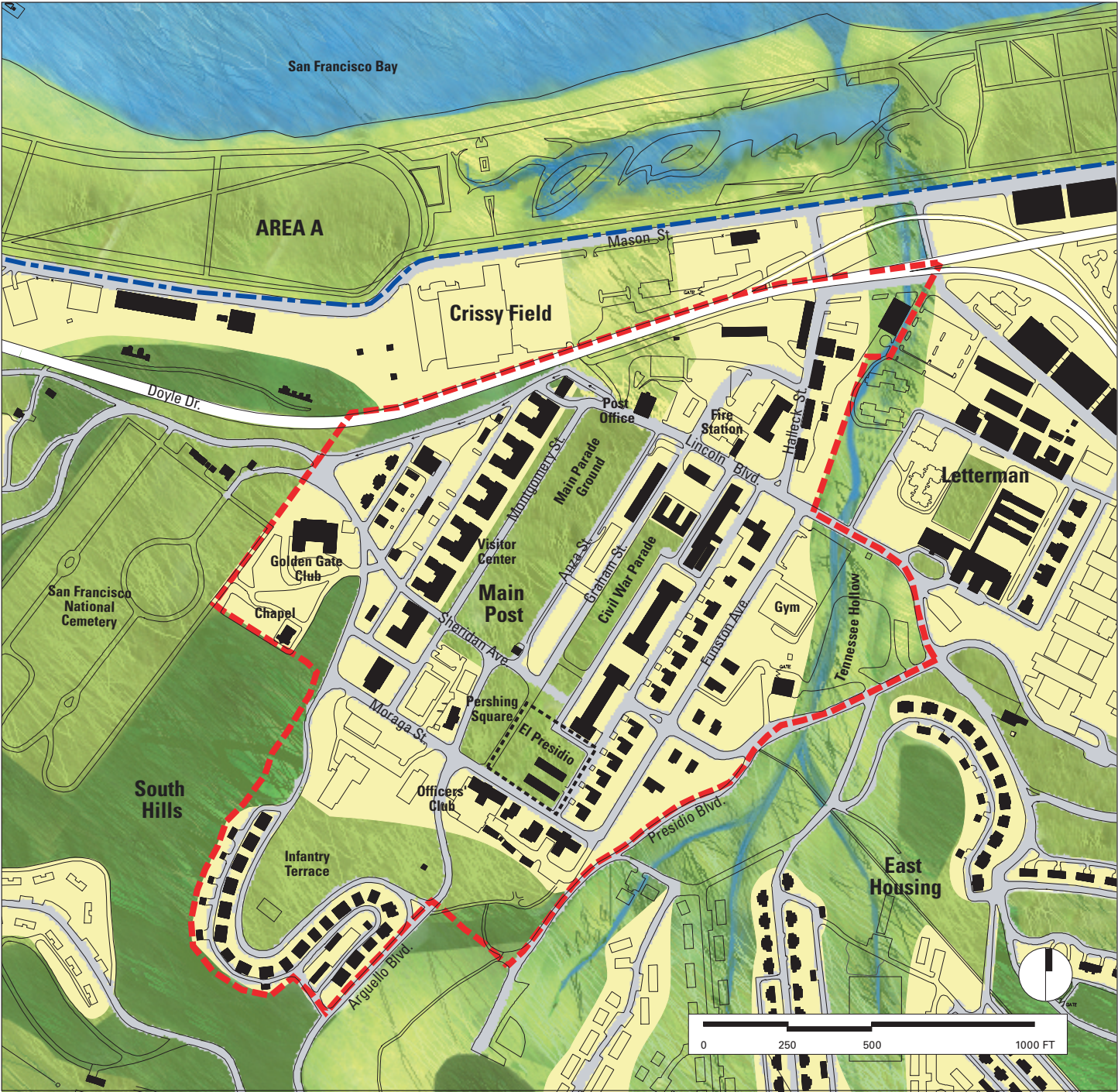
Internal shuttle bus routes through the Presidio will start and end at a new transit hub/transfer point at the north end of the Main Post. The transit hub will provide transit and orientation information for visitors, and will include a waiting area and public restrooms. The Trust will cooperate with local transit agencies to improve public transit to the Main Post and a shuttle bus system will connect the transit hub to other major destinations. The reconstruction of Doyle Drive could reconnect the Main Post to Crissy Field both physically, by allowing for more access points between the two districts, and visually, by restoring important views of the shoreline and bay.



CHAPTER THREE - PLANNING DISTRICTS: CONCEPTS & GUIDELINES

FIGURE 3.2  
MAIN POST - VISITOR AND  
COMMUNITY CENTER

- Maintain the Main Post as the heart of the Presidio through rehabilitation, reuse, and interpretation of historic buildings, formal historic landscapes, and natural and archeological resources.
- Preserve and refine open spaces by “greening” the Main Parade Ground, commemorating the original El Presidio, and enhancing physical and visual connections to Crissy Field.
- Establish a transit hub at the north end of the Main Post to provide safe and convenient access to transit.
- Establish the Officers’ Club as a venue for meetings, cultural events, and community activities.
- Continue existing Presidio administrative functions.
- Support National Park Service Visitor Center and interpretive functions.
- Ensure that new construction is sited and configured to be compatible with the historic district.



	Generalized Areas of Development
	Historic Building
	Non-Historic Building
	El Presidio Boundary
	Planning District Boundary
	Area B Boundary

Planning District Area	120 acres
Existing Total Building Area	1,150,000 square feet
Maximum Permitted Building Area	up to 1,240,000 square feet
Maximum Demolition	20,000 square feet
Maximum New Construction	110,000 square feet
Land Use Preferences	office, cultural, educational, residential, lodging, service retail, and recreation



## PLANNING GUIDELINES FOR MAIN POST DISTRICT

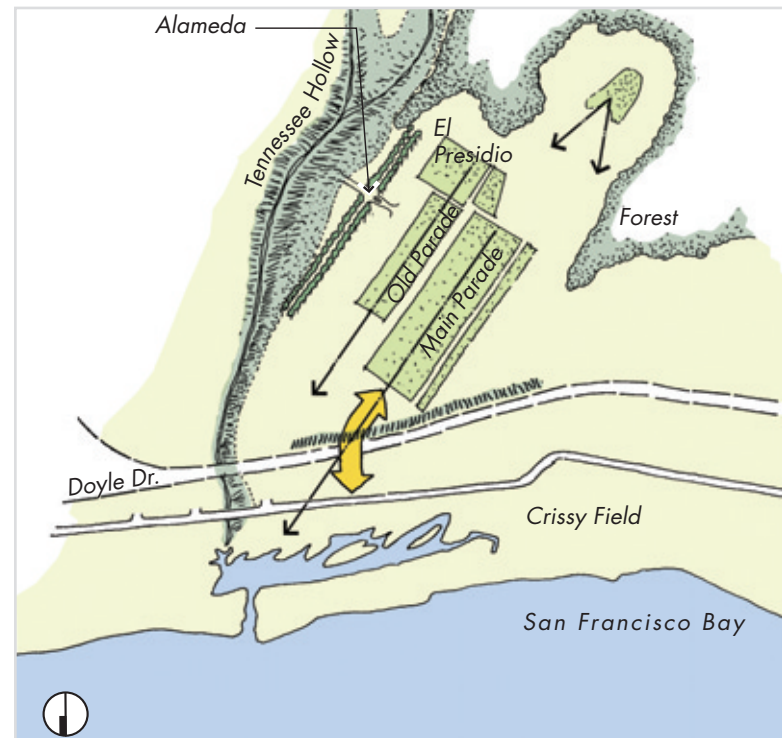
### 1. Spatial Organization and Land Patterns

*A Long History of Development and Change.* Compared to other districts in the Presidio, the Main Post has undergone a great deal of development and change. Through all of the Presidio's major building campaigns, however, the Main Post has always been organized on a northeast/southwest grid framing central open spaces or parade grounds. This rectilinear organization has stood in contrast to the curving forms of the surrounding hills and valleys. Today, the Main Post is distinguished by clusters of buildings from every era of its history. These clusters are organized around three historic open spaces: the original El Presidio plaza, a Civil War-era parade ground (Old Parade), and the Main Parade Ground built in the 1890s. Although all three historic open spaces are still visible and still convey the military character inherent in the post's orthogonal organization, their boundaries have been somewhat compromised. (See Figure 3.2.)

*Hierarchical Organization.* Another characteristic of the Main Post is its hierarchical organization from top to bottom (south to north). The “head” of the post is located at the south end, with commanding views across the Main Post and beyond to the bay. It includes the Infantry Terrace housing, chapel, Officers' Club, and theater. The mid-section, or “body,” of the post consists of parallel, repetitive rows of barracks that step down the gentle slope and face the parade grounds. The north end, or “foot,” of the post is a collection of service-oriented buildings set atop a bluff overlooking Crissy Field and the bay.

#### SPATIAL ORGANIZATION AND LAND PATTERNS GUIDELINE

- Maintain the Main Post as the “heart of the Presidio” through rehabilitation, reuse, and interpretation of historic buildings, open spaces, and archeological resources. Consider selective placement of compatibly-scaled infill construction and/or landscape treatments to strengthen the articulation of the historic open spaces and provide a rich visitor experience.



THREE HISTORIC OPEN SPACES



HIERARCHICAL ORGANIZATION ORIENTED TOWARD THE BAY





A CONCEPTUAL SKETCH SHOWING THE KEY GOALS OF “GREENING” THE MAIN POST, COMMEMORATING HISTORIC EL PRESIDIO, AND IMPROVING ACCESS FOR ALL MODES OF TRANSPORTATION

### 2. Buildings and Structures

*Archeological Resources.* The Main Post contains a wealth of archeological resources, most notably remnants from the Spanish/Mexican “El Presidio.”

*Distinct Building Groups.* The Main Post consists of several distinct building ensembles that contrast in age, building scale and type, and relationship to the landscape. The most dominant ensembles are the parallel rows of repeating structures that

comprise the body of the post. These buildings are oriented along the northeast/southwest grid established by the first Spanish colonial quadrangle.

*Architectural Styles.* The Main Post contains the broadest range of building styles found at the Presidio. These structures represent the Presidio’s major building campaigns from 1776 to the present. Styles range from brick Colonial Revival and stucco



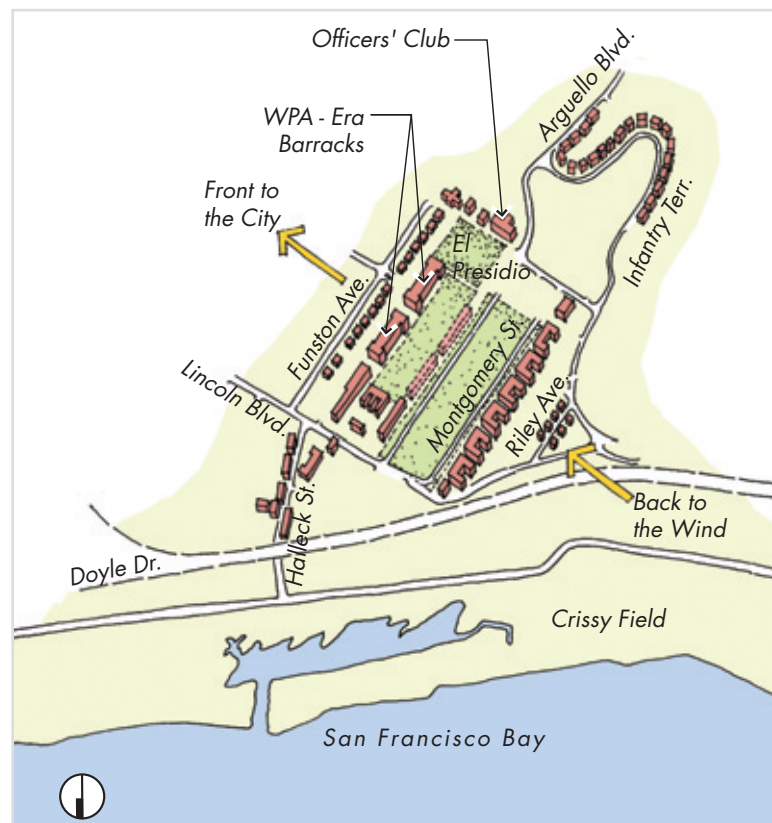


Mission Revival to Queen Anne style and World War II temporary wood frame structures.

*Distinct “Fronts” and “Backs.”* Another characteristic of Main Post buildings is their orientation. The buildings all share a distinctly two-sided character, with a ceremonial front side facing a formal street and/or parade and a rear side facing an alley or service area.

## GUIDELINES FOR BUILDINGS AND STRUCTURES

- Research, protect, enhance, and interpret the significant archeological resources of El Presidio as a more visible element of the Main Post.
- Through coordinated rehabilitation of buildings and adjacent historic landscapes, retain and enhance the key historic building clusters, streetscapes, and neighborhoods that define the Main Post.
- Re-establish historic connections between buildings and their associated parade grounds and open spaces.
- Orient new buildings or structures to reinforce the historic framework and layout of the Main Post. Scale, massing, height, materials, and color of infill construction must be compatible with the character of adjacent buildings. Maximum height should be no more than 30 feet to 45 feet.



A COLLECTION OF DISTINCT BUILDING GROUPS



### 3. Open Space/Vegetation/Views

*Distinct Landscape Elements.* The landscape and buildings of the Main Post reflect nearly 225 years of human activity. The forest on the steeply sloping southern hillsides provides a dramatic backdrop to the post and striking contrasts to the formal parade grounds. The open bluff along the Main Post's northern edge offers spectacular views of San Francisco Bay and the land features beyond. Small remnants of the once ecologically rich Tennessee Hollow creek and riparian corridor punctuate the eastern edge of the post.

*Open Spaces, Unique Places.* The Main Post includes ceremonial spaces as well as intimate ones. District features include the parade grounds, the Funston Avenue streetscape, and the Montgomery Street barracks, as well as remnants of the historic entry circle, garden, and pathway (known as the "Alameda") at Presidio Boulevard/Funston Avenue. Large, monumental spaces are punctuated by features like the flagpole, the firehouse, the former powder magazine, and the Centennial Tree. These landmarks add human scale to the landscape, have symbolic value, and help orient visitors.



THE PLAN PROPOSES IMPROVING PEDESTRIAN CONNECTIONS THROUGHOUT THE MAIN POST

#### GUIDELINES FOR OPEN SPACE/VEGETATION/VIEWS

- Retain and enhance historically significant open spaces such as the El Presidio plaza, the Civil War-era Old Parade Ground, the Main Parade Ground, and Pershing Square; designed landscape features such as the historic Alameda entrance; streetscapes such as Infantry Terrace, Halleck Street, Funston Avenue, and Montgomery Street; and the Presidio Chapel landscape.
- Restore the Main Parade Ground and reinforce the edges of historic open spaces through new design features.
- Commemorate and/or delineate the location of significant historic elements of the Main Post such as the El Presidio walls and building footprints and the Alameda entrance.
- Improve pedestrian and visual connections between the Main Post and Crissy Field (Area B). Reinforce the historic connection along Halleck Street. Incorporate an open space connection to Crissy Field (Area B) as part of the planning for reconstruction of Doyle Drive.
- Maintain small structures and symbolic objects, such as the Centennial Tree located on the Main Parade Ground, the cannons, and the flagpole, that evoke a sense of the Main Post's history.
- Re-establish historic views and visual connections, such as those between Infantry Terrace and the Main Parade Ground. Retain and enhance views from the Main Post to the bay.

#### 4. Circulation and Access

*Where All Roads Meet.* Throughout its history, the Main Post has been a destination. From the earliest days of the Spanish garrison, roads from Mission Dolores, Yerba Buena (today, downtown San Francisco), and the Castillo came together at the Main Post. These roads laid the foundation for today's primary streets. Today, the Main Post continues to serve as a hub for Presidio tenants, residents, and visitors. Most of the historic roads and paths remain, including remnants from the Alameda entrance at Presidio Boulevard, as well as Funston Avenue and Lover's Lane.

*Street Patterns and Multiple Entries.* As the Main Post expanded, a rectilinear pattern of streets grew outward from the El Presidio plaza, establishing a hierarchy of entries. Key entries include the former Alameda, the Halleck Street service corridor to the north, the southern arrival at Arguello Boulevard, the Lincoln Boulevard/Montgomery Street guardhouse checkpoint, and Sheridan Avenue to the west.

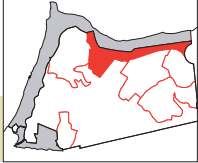


ORTHOGONAL STREET SYSTEM DEVELOPED FROM EL PRESIDIO QUADRANGLE

##### **GUIDELINES FOR CIRCULATION AND ACCESS**

- Simplify the road network, clarify the circulation system, and establish a hierarchy of routes at the Main Post, maintaining Lincoln Boulevard and Arguello Boulevard as the primary entrance roads to the post.
- Retain the historic Halleck Street connection to Crissy Field, and enhance this connection for pedestrian use.
- Consider removal or reduction in size of large surface parking lots. Consider options for parking to serve visitors and tenants. Locate smaller surface lots near buildings they serve.
- Develop a pedestrian and bicycle path network and connect key points within the Main Post. Consider limiting automobile traffic to re-establish "El Presidio" as a pedestrian zone.
- Develop a transit hub for internal shuttle and regional transit connections in an accessible and recognizable place at the north end of the Main Post.





## CHAPTER THREE - PLANNING DISTRICTS: CONCEPTS & GUIDELINES

### CRISSY FIELD (AREA B) DISTRICT: BAYFRONT RECREATION AND CULTURAL DESTINATION

#### PLANNING CONCEPT

Crissy Field will remain the “front yard” of the Presidio, with uses and improvements that complement the spectacular bayfront park that the Crissy Field shoreline (Area A) has become. Sensitive site enhancements and visitor-oriented uses will transform the area south of Mason Street in “Area B” into a friendly, welcoming place. Important open spaces, historic resources, and natural resources will be protected and their viability ensured. The Presidio Trust will work with the National Park Service to ensure that the successful improvements made to Area A are carefully considered and complemented by activities and changes within Area B.

#### Character, Land Use, and Open Space

Originally an ecologically rich stretch of coastal marsh, the Crissy Field (Area B) planning district has been dramatically reconfigured by years of use. In 1921, when an airfield was established on the site, Crissy Field was the first and only Army Air Service coast defense station on the West Coast. Military use of Crissy Field continued through the 1970s.

Area A of Crissy Field, managed by the National Park Service, is largely open space that encompasses the historic airfield (newly restored as open space), an 18-acre tidal marsh, wetland, beach and dunes, a shoreline promenade, meandering trails, and dedicated bike lanes along Mason Street. The Area A section of

Crissy Field has become a popular bayfront park for recreational activities. The Torpedo Wharf complex is another popular site for visitors, with a newly established warming hut and continued use of the pier for fishing.

The Crissy Field (Area B) planning district south of Mason Street contains about 40 buildings, including the crescent of former airplane hangars and airfield support buildings at the west end, historic warehouses at the east, and the Commissary and PX in the center. (See Figure 3.3.) The former Cavalry Stables, constructed in 1914 to support Army cavalry troops, lie south of the historic airfield in a small forested valley facing the bay. Both Areas A and B of Crissy Field contain known prehistoric



THE TRUST WILL SEEK APPROPRIATE USES FOR BUILDINGS SOUTH OF MASON STREET THAT COMPLEMENT AND ENHANCE EXISTING BAYFRONT ACTIVITIES

sites, and the potential for finding additional prehistoric and historic sites is high.

Some of the district's natural values, such as the marsh and bay views, are obvious; others are more subtle, taking the form of hidden remnant wetlands and rare serpentine habitats. Important natural vegetation in the planning district includes the most intact and diverse fore dune community in San Francisco. Remnant seeps, creeks, and wetlands are found in the Cavalry Stables area and on the cliffs adjacent to Doyle Drive. The planning district also contains remnants of Tennessee Hollow, once linked to the former Crissy Marsh; today, its waters reach the bay through storm drains.

The cultural and recreational amenities of the bayfront area will be part of a larger visitor-oriented district composed of Crissy Field and the Main Post. In addition to the shoreline opportunities in Area A, people will be able to walk along a pedestrian promenade on the south side of Mason Street. Preferred building uses will include cultural facilities and educational programs celebrating the area's diverse historical, cultural, and natural resources. Reuse of the Commissary as museum space will be a priority; an alternative museum location would be within the hangars along West Crissy Field.

Some lodging along Crissy Field would be appropriate, and could be accommodated through rehabilitation of Stilwell Hall and adjacent structures, possibly with an annex or addition. Other buildings will offer recreational activities and serve visitor needs. Replacement construction south of Mason Street would require future site-specific public input and analysis. The planning guidelines set forth in this Plan (see below) are intended to ensure that any infill development would be sensitive to the prevailing architectural treatment, scale, massing, and orientation of the historic building clusters.



LOOKING OUT TOWARD HISTORIC CRISSY FIELD

Major open space connections from Crissy Field (Area B) to other areas of the Presidio will be pursued, and existing connections enhanced. Projects will include the restoration and extension of the Tennessee Hollow creek system and riparian corridor to link with the Crissy tidal marsh, and improvements to the connections between the Cavalry Stables area and Crissy Field (Area A). Important remnant natural features, including natural dunes, serpentine habitats, and riparian areas near Doyle Drive, the bluffs, the Cavalry Stables area, and the Tennessee Hollow creek corridor, will be protected and restored in accordance with the *Vegetation Management Plan* (VMP).








CHAPTER THREE - PLANNING DISTRICTS: CONCEPTS & GUIDELINES



**FIGURE 3.3**  
**CRISSY FIELD (AREA B) - BAYFRONT RECREATION AND CULTURAL DESTINATION**

- Rehabilitate and reuse the historic line of buildings along Mason Street for uses compatible with open space and recreational opportunities provided in Area A.
- Protect and restore remnant natural systems to the greatest extent possible.
- Pursue appropriate measures to ensure the ongoing health of Crissy Marsh.
- Enhance connections between Tennessee Hollow and Crissy Marsh.
- Consider eventual reuse of the Commissary, along with nearby Building 640, for museum space.
- Pursue the rehabilitation of Stilwell Hall for lodging.
- Ensure that any new construction is sited and configured to be compatible with the historic district.

	Generalized Areas of Development
	Historic Building
	Non-Historic Building
	Planning District Boundary
	Area B Boundary
Planning District Area	102 acres
Existing Total Building Area	610,000 square feet
Maximum Permitted Building Area	up to 640,000 square feet
Maximum Demolition	40,000 square feet
Maximum New Construction	70,000 square feet
Land Use Preferences	cultural, educational, lodging, and recreation



The Presidio Trust is committed to the long-term health of the Crissy Marsh, and in collaboration with the National Park Service and the Golden Gate National Parks Association, has initiated a technical study to consider options for ensuring the long-term ecological viability of the marsh. (See Chapter One.)

Preferred uses at the Cavalry Stables will be cultural and educational. The stables and paddock for the U.S. Park Police Mounted Patrol will remain and be a place for telling the story of the cavalry and the role of the Army in the patrol and management of early national parks. The pet cemetery will be maintained at its present size as a point of interest and meaning for the Presidio community. The long-term location of the Golden Gate National Recreation Area Park Archives and Records Center, currently located in one of the former stables buildings, will be determined through a park facilities needs assessment.



CULTURAL AND EDUCATIONAL USES ARE PREFERRED FOR THE HISTORIC CAVALRY STABLES

## Access and Circulation

The Marina Gate at Mason Street will remain the primary entrance to Crissy Field (Area B), supplemented by access from the Main Post along Halleck Street and from the stables area along McDowell Avenue. Mason Street, the historic road that extends from the Marina Gate entrance all the way to Fort Point and that forms the boundary between Areas A and B, will continue to be the central circulation spine of Crissy Field. A north-south connector for vehicles, pedestrians, and bicycles traveling between the Main Post and Crissy Field will be maintained.

The California Department of Transportation's planning for Doyle Drive will directly affect circulation at Crissy Field. The project could yield several transportation benefits for the Presidio. (See Chapter Two.) Future studies will also explore a possible land connection between the Main Parade Ground at the Main Post across Doyle Drive to Crissy Field (Area B).

New transit services, such as the Presidio internal shuttle service and the MUNI E-Line streetcar if extended from Fisherman's Wharf in the future, could serve future cultural and educational amenities located at Crissy Field (Area B). Another future possibility is a water taxi/ferry service located at Torpedo Wharf in Area A, connecting Crissy Field with other parts of the San Francisco waterfront and areas of visitor interest such as Angel Island and Marin County.

Parking at Crissy Field (Area B) is limited and scattered in lots of varying sizes south of Mason Street. Smaller lots in between and behind buildings supply a moderate amount of parking for the western part of Crissy Field (Area B) and overflow parking for the East Beach area. The Presidio Trust will continue to work with the National Park Service on overall parking management strategies for Crissy Field (Areas A and B).





A CONCEPTUAL SKETCH SHOWING THE REVIVAL OF WEST CRISSY FIELD'S HISTORIC BUILDINGS WITH LIMITED NEW CONSTRUCTION AND A VISITOR FOCUS

### PLANNING GUIDELINES FOR CRISSY FIELD DISTRICT

#### 1. Spatial Organization and Land Patterns

*Crescent of Hangar Buildings.* The main organizing feature of the Crissy Field (Area B) district is a 1.4-mile row of former industrial buildings tucked against a bluff overlooking the historic airfield, former rail lines, and marsh lands along old Mason Street. These buildings and related support structures at Crissy's west end provide a backdrop to the restored airfield. At the east

end, warehouses mark the Mason Street entrance. The major exception to this pattern is in the PX/Commissary area, where non-historic post-World War II buildings are oriented toward adjacent parking lots rather than to Mason Street and the bay beyond. The relatively large floor plans of these buildings stand in marked contrast to the repeating rhythm of historic Crissy warehouses and hangar structures elsewhere along the row.





### SPATIAL ORGANIZATION AND LAND PATTERNS GUIDELINE

- Preserve the historic line of buildings along Mason Street at the east and west ends. Reinforce the context of the historic airfield. Reinforce the southern Mason Street edge, in areas set apart from the historic clusters, through modifications or replacement of existing non-historic buildings or other site improvements. Protect and restore remnant natural systems (including coastal bluffs) to the greatest extent possible.



LINEAR ORGANIZATION OF BUILDINGS OVERLOOKING HISTORIC AIRFIELD AND MARSH

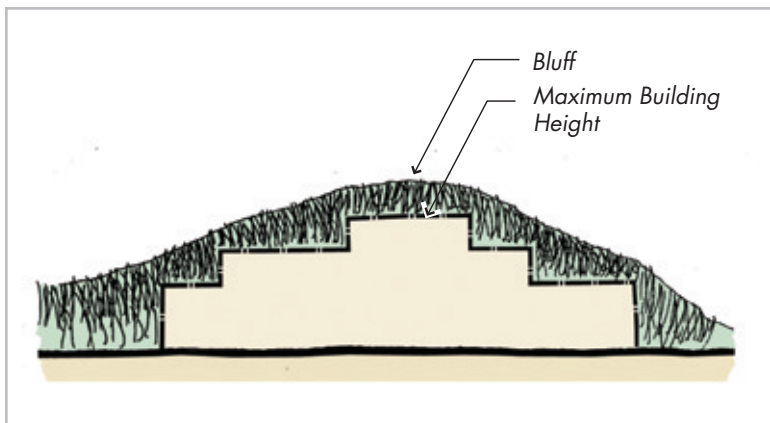
*Stables and Bluffs.* The former Cavalry Stables, a distinctive cluster of low-scale brick buildings nestled in a valley break from the west bluffs, are oriented toward the bay, somewhat separate from the rest of Crissy Field. When viewed from the waterfront promenade, the bluffs frame the crescent of buildings against a backdrop of open space. Views from the bluffs include dramatic vistas of the historic airfield, marsh, and San Francisco Bay.



## 2. Buildings and Structures

*Distinct Clusters of Historic Buildings.* The historic buildings in Area B of Crissy Field are organized into distinct clusters facing Mason Street. Air hangars, warehouses, and administrative buildings at the western edge of the historic airfield, and the warehouse cluster at the east end are oriented toward Mason Street and the former rail lines that once served the Presidio's north waterfront. The historic Crissy buildings form a consistent built edge along the south side of Mason Street. The buildings are relatively modest in scale, creating a distinctive rhythm along the street broken only by the setback of historic Stilwell Hall (Building 650) and the adjacent buildings. The former Cavalry Stables are set apart from the main space of Crissy Field, and form a separate building ensemble.

*Open, Industrial Architecture.* The historic buildings at Crissy Field (Area B) are characterized by white walls and red roofs, with an openness that allows for strong connections between interior uses and street life. The stables are low-scale brick buildings with slate roofs.



BUILDING HEIGHT AT BLUFF

### GUIDELINES FOR BUILDINGS AND STRUCTURES

- Rehabilitate historic building clusters and their landscapes to re-activate the Mason Street edge along the historic airfield.
- Ensure that new buildings or building additions are compatible with adjacent historic buildings in scale, massing, and materials, and that their design integrates the historic relationship of indoor and outdoor spaces.
- Site any new buildings or building additions in a manner that respects historic Mason Street and other aspects of the historic context.
- Protect steep bluff slopes. Preserve views to and from the bluffs and Main Post by keeping the height of any new buildings or building additions below the bluff profile (30 to 45 feet).
- In the siting of new buildings and site improvements, consider and assess effects on both known and as-yet unknown archeological sites at Crissy Field (Area B).



DISTINCT HISTORIC BUILDING CLUSTERS

### 3. Open Space/Vegetation/Views

*Bluffs, Dunes, and Marsh Land.* The diverse natural habitats of Crissy Field (Area B) include bluffs, dunes, grassy areas, and marsh. The western coastal bluffs provide an ecologically important backdrop to the lowlands, offering areas of dense forest and native plant communities such as bluff scrub, coastal scrub, live oak woodland, and serpentine scrub. In contrast, the portion of Crissy Field (Areas A and B) north of the bluffs is a flat, open area, with a grassy airfield and undulating dunes.

*Bay Views.* The Mason Street corridor is open, offering views across the restored airfield and marsh to the Golden Gate Bridge and the bay. A few stands of trees exist along the Golden Gate Promenade, and a hedgerow of trees defines the eastern border of Crissy Field (Area B). The gently sloping hollow at the Cavalry Stables offers splendid views under the Doyle Drive viaduct across Crissy Field to the bay beyond.



OPEN SPACE CONNECTIONS BETWEEN LOW COASTAL AND UPLAND HABITAT

#### GUIDELINES FOR OPEN SPACE/VEGETATION/VIEWS

- Create safe and inviting open space connections between Crissy Field (Area B) and other parts of the park (i.e., Main Post, Letterman, and Fort Scott).
- Preserve Mason Street as an open streetscape with expansive views. Retain the “open” setting and feel of Crissy Field; limit the introduction of vast, new landscape plantings.
- Explore options for open space connections between the Main Parade Ground at the Main Post and central Crissy Field (Area B) as part of Doyle Drive’s reconstruction.
- Reconstruct Doyle Drive to preserve views to and from the bluffs and Main Post, and maximize views along Halleck Street, Tennessee Hollow, and from the Cavalry Stables.
- Preserve the hollow at McDowell Avenue (where the Cavalry Stables are located) as a grassy, open clearing surrounded by forested steep slopes.
- Protect and restore the ecological communities on the western bluffs.



THE PRESIDIO TRUST IS COMMITTED TO THE LONG-TERM HEALTH OF CRISSY MARSH



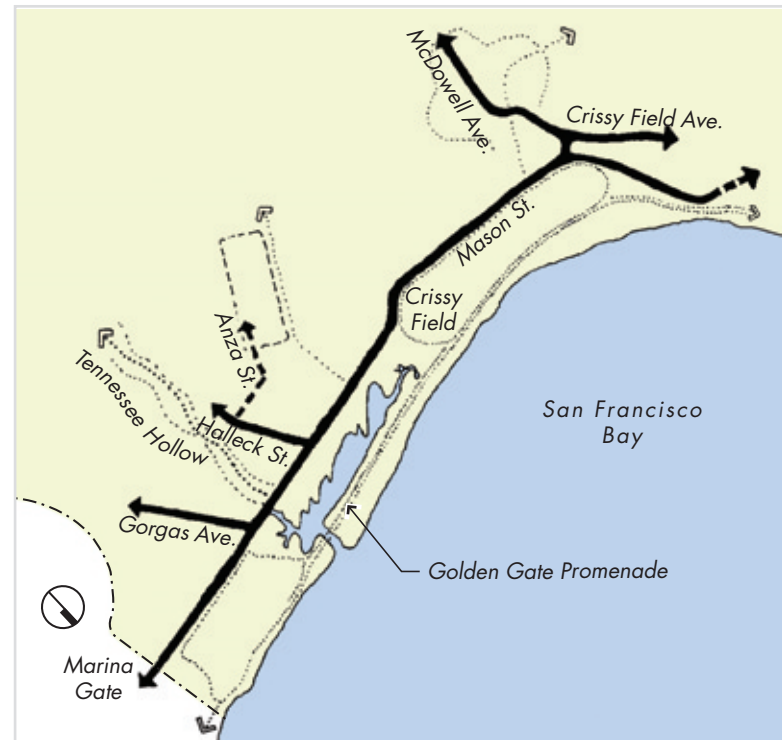
### 4. Circulation and Access

*Mason Street.* Mason Street, where a rail line once connected Crissy Field (Area B) to Fort Mason and lower Fort Mason, is the main vehicle circulation route through Crissy Field. The principal access point is from the east, through the Marina Gate.

*Connections from the South.* Connections to Mason Street from the south are along Gorgas Avenue (connecting to Letterman), Halleck Street (connecting to the Main Post), and McDowell Avenue (connecting to the Cavalry Stables).

#### GUIDELINES FOR CIRCULATION AND ACCESS

- Maintain historic Mason Street as the primary east-west circulation spine at Crissy Field (Area B) and enhance pedestrian and bike access.
- Enhance pedestrian connections to the Main Post, the Letterman complex, and the Cavalry Stables.
- Enhance access with transit links to the rest of the Presidio and the city.
- Consider establishing new parking areas for Crissy Field and Main Post visitors in locations that are unobtrusive yet readily accessible to activity areas.



MASON STREET AND KEY CONNECTIONS



## CHAPTER THREE - PLANNING DISTRICTS: CONCEPTS & GUIDELINES

### LETTERMAN DISTRICT: RESIDENTIAL AND WORKING CAMPUS

#### PLANNING CONCEPT

The Letterman district is the most urban of the planning districts, and has a long history of intensive land use and development. It will continue to be a compact, mixed-use office and residential area with support services, visitor amenities, and transit access. Historic buildings will be rehabilitated. Infill construction, which would be for residential uses with some supporting non-residential, will complement historic building clusters and landscapes. The pedestrian-friendly, campus-like environment will be enhanced, and a network of public open spaces, including a new seven-acre park in the eastern part of the district and a restored Tennessee Hollow in the west, will complement the central historic working core.

On the eastern edge, a major facility will be the Letterman Digital Arts Center, which is currently under development.

#### Character, Land Use, and Open Space

Situated at the main entrance to the Presidio, the Letterman district is the site of the former Letterman Hospital, which was established in 1898 and provided medical services to soldiers for almost a century. The original hospital complex, which included hospital wards, clinics, offices, warehouses, and ancillary buildings, has been significantly altered over time. Remnant historic buildings and an orthogonal street layout create the district's distinct urban character. (See Figure 3.4.) Most of the surviving historic buildings and cultural landscape features are in the western part of the district. The eastern portion of the district contains the 23-acre site of the future Letterman Digital Arts Center. The main entrance to the Presidio, the historic Lombard Gate, is

located just east of the 23-acre site. The remnant Tennessee Hollow stream forms the western edge of the district.

Historic buildings will be rehabilitated, and the Letterman district will remain a mixed-use community with office space, housing, and support services including food service. The 23-acre, 900,000-square-foot Letterman Digital Arts Center will be more consistent with the scale and architectural character of the historic district than the buildings it replaces. The Digital Arts Center will provide a large, public open space at Lyon and Lombard Streets, replacing an asphalt parking lot and offering opportunities for passive recreation. Parking will be provided underground.



THE LETTERMAN DISTRICT WILL BE A VIBRANT AREA SUPPORTING OFFICE, RESIDENTIAL AND VISITOR USE



CHAPTER THREE - PLANNING DISTRICTS: CONCEPTS & GUIDELINES

FIGURE 3.4  
LETTERMAN - RESIDENTIAL AND  
WORKING CAMPUS

- Re-establish the historic courtyard and connect it with other open spaces and formal landscapes.
- Use new construction to articulate the character and density of the historic district.
- Consider removal of non-historic dormitories (Building 1028) and replacement with more compatible housing west of the historic hospital complex.
- Maintain and enhance the pedestrian scale and mixed-use campus setting.
- Create a new entrance from Doyle Drive into the park as part of the Doyle Drive reconstruction.
- Protect and restore Tennessee Hollow.
- Retain historic Lombard Gate as the primary, formal entrance to the park.



	Generalized Areas of Development
	Historic Building
	Non-Historic Building
	Digital Arts Complex (Concept Design)
	Planning District Boundary
	Area B Boundary

Planning District Area	60 acres
Existing Total Building Area	1,360,000 square feet
Maximum Permitted Building Area	up to 1,490,000 square feet
Maximum Demolition	30,000 square feet
Maximum New Construction	160,000 square feet
Land Use Preferences	office, residential, and service retail



The central courtyard of the former hospital complex will be re-established by relocating existing parking and by installing landscaping. The Trust will consider removal and replacement of non-historic housing in previously developed areas west of the historic complex, to provide more compatible residential structures close to work sites. These proposed changes would enhance the historic setting and reinforce the coherent, pedestrian-oriented character of the complex.

### **Access and Circulation**

The Letterman district will become more accessible via all modes of transportation; transit and transportation improvements will allow access without a car. The Lombard Gate will remain the ceremonial entrance for visitors, while a redesigned Gorgas/Richardson entry will be used mainly by residents and employees.

The Presidio's internal shuttle system, as well as improved pedestrian and bicycle paths, will establish better connections between the Letterman district and other areas of the Presidio. The historic entrances at Chestnut Street (pedestrian only) and Greenwich Street (pedestrian and bicycle) will be re-established. Roads within the complex will be converted to pedestrian use whenever possible, and a hierarchy of local streets will be established.

Historic streetscapes will be preserved and rehabilitated. Alternatives currently under consideration for the reconfiguration of Doyle Drive anticipate a new Presidio entrance in the northwestern part of the Letterman district, which will significantly improve vehicular access. The new entrance will be designed in a manner that complements other site enhancements envisioned for the district.



A CONCEPTUAL SKETCH SHOWING OPPORTUNITIES FOR LANDSCAPE IMPROVEMENTS AND CONTEXTUAL DESIGN WITHIN THE HISTORIC HOSPITAL COMPLEX



## CHAPTER THREE - PLANNING DISTRICTS: CONCEPTS & GUIDELINES

### PLANNING GUIDELINES FOR LETTERMAN DISTRICT

The planning guidelines respond to the key character-defining features of the Letterman district. The *Planning and Design Guidelines for New Development and Uses on 23 Acres Within the Letterman Complex* will guide new construction on the Letterman Digital Arts Center site as well as undertakings (short of new construction) for the Letterman district as a whole.

#### 1. Spatial Organization and Land Patterns

**Letterman Hospital.** The Letterman district has a history of intensive land use and development that has left strong physical imprints on the site. The historic Letterman Hospital established in 1898 was an inward-looking complex, with a fine-grained pattern of streets and a dense grid of connected medical pavilions stepping down the site's gentle slope and organized around a central courtyard. By 1980, about two-thirds of the original complex had been demolished, and the courtyard had been turned into a parking lot. Just north of the historic hospital, a group of historic hospital service buildings and a set of warehouses oriented toward the rail line survive largely intact.

**Panama Pacific International Exposition Site.** In 1915, the Panama Pacific International Exposition (PPIE) took place on filled lands that included the east end of the Letterman district. The PPIE featured an open, axial layout of freestanding pavilions organized around the dome of the Palace of Fine Arts, the only landmark structure from the fair that still stands today. The site was redeveloped in the 1960s for the Letterman Army Medical Center and the Letterman Army Institute of Research, and today is the site of the future Letterman Digital Arts Center that is currently under development.

#### SPATIAL ORGANIZATION AND LAND PATTERNS GUIDELINE

- Re-establish the active character of the historic hospital district by rehabilitating the Thornburgh Road/Gorgas Avenue buildings and restoring key open spaces. Consider compatible infill construction to reinforce the historic character and density of the district. Enhance connections to adjacent planning districts.



CONTRAST BETWEEN FINE-GRAINED PATTERN OF HISTORIC HOSPITAL AND OPEN LAYOUT OF PPIE SITE

## 2. Buildings and Structures

*Historic Hospital Building Layout.* The historic Letterman Hospital site is defined by an historically significant building pattern. The careful orthogonal arrangement of narrow hospital pavilion buildings was designed to maximize natural building ventilation. Enclosed galleries linked the individual pavilions, forming connected building ensembles. The entire complex surrounded a central courtyard.

*Building Materials and Colors.* Buildings at the Letterman district reflect a variety of architectural styles, but are typically simple, low-rise military structures with minimal decoration. A common color scheme and palette of building materials unify the diverse collection of buildings.

### GUIDELINES FOR BUILDINGS AND STRUCTURES

- Retain and reinforce the fine-grained historic building patterns of the district.
- Orient new buildings parallel to the street in keeping with the rhythm and character of historic buildings. Any new building forms should be simple and functional in the tradition of military architecture found at Letterman and throughout the Presidio.
- Ensure that any new buildings or building additions respect the historic building setting, scale, and design principles (e.g., rectangular building arrangements enclosing outdoor courtyards, slender hallways or breezeways between buildings). Scale, height, massing, color, and materials of new construction should be compatible with historic building clusters. Maximum height should be between 30 feet to 45 feet.
- Ensure that infill buildings in the western historic portion of the site respect the edge of the historic former Letterman Hospital courtyard.



HISTORIC HOSPITAL CHARACTERIZED BY BUILDINGS AROUND CENTRAL COURTYARD



## 3. Open Space/Vegetation/Views

*Topography and Views.* The topography of the Letterman district falls gradually from south to north toward San Francisco Bay, offering uninterrupted views of the bay, Crissy Field, and the Palace of Fine Arts. This slope has guided development of the district throughout its long history.

*Contrast Between Designed and Natural Landscapes.* The designed landscape of the Letterman complex provides a rich cultural context and a sense of place, and sits in stark contrast to the Presidio's forest and native plant communities. The district's open space has historically consisted mainly of small formal open spaces with ornamental plantings and formally planted streets. Fragments of this vegetation remain to this day and provide the framework for future landscape design. Tennessee Hollow forms the district's western boundary and is an important component of its natural and cultural history.



FORMAL OPEN SPACES CONTRASTING WITH MEANDERING ENTRY DRIVE AND STREAM CORRIDOR

## GUIDELINES FOR OPEN SPACE/VEGETATION/VIEWS

- Ensure that planning and design efforts consider connections and relationships to adjacent districts - the Main Post and Crissy Field (Area B).
- Design new landscape elements in keeping with historic character-defining elements. Consider new plantings as a part of the overall design of the site to articulate and better define historic open spaces and entry sequences.
- Maintain or restore the following formal spaces as key components of the Letterman open space system: the seven-acre park in the 23-acre Letterman Digital Arts Center complex, the former Letterman Courtyard (currently a parking lot), the historic hospital's entry and formal landscape, and the historic street and pedestrian corridor along O'Reilly Avenue.
- Restore and protect Tennessee Hollow as a vibrant ecological corridor and a unique backdrop to the developed environment of the Letterman district. Coordinate restoration of Tennessee Hollow with future planning for the Main Post, Crissy Field (Area B), Doyle Drive, and the Letterman district to ensure that the corridor provides an ecologically rich and complex buffer between planning districts.
- Locate any new buildings to preserve and frame historic views. Important view corridors include those oriented toward the Palace of Fine Arts and along Thornburgh Road toward the Golden Gate Bridge and the city skyline.

#### 4. Circulation and Access

*Lombard Gate.* Letterman has always been the most accessible area of the Presidio. The Lombard Gate has been the main entrance to the Letterman district and the Presidio for most of the site's history.

*Historic Access Points.* The Gorgas/Richardson entry is the historic service access that brought injured soldiers and goods to the district during wartime via rail connections from Fort Mason. The pedestrian gate at the end of Chestnut Street was also once an important connection, as was the trolley car route that entered the Presidio at Greenwich Street and ended at the southern edge of the historic Letterman Hospital.

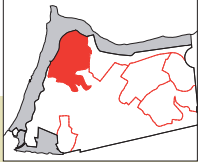
##### GUIDELINES FOR CIRCULATION AND ACCESS

- Retain the historic Lombard Gate entrance as a primary, formal entrance for park visitors.
- Ensure that a compatibly-designed new entrance from Doyle Drive serves as the main vehicular entry for tenants and visitors to the Letterman complex.
- Ensure that the orientation of streets and buildings respects the orthogonal grid and historic patterns of spatial organization.
- Preserve Gorgas Avenue as a link to Crissy Field (Area B) and as the primary access for employees of the Letterman Digital Arts Center.
- Re-establish the historic pedestrian entry at Chestnut Street and provide access for pedestrians and bicycles (no vehicles) at the historic Greenwich Street entry.



HIGHLY ACCESSIBLE NORTHEAST CORNER OF THE PRESIDIO





## CHAPTER THREE - PLANNING DISTRICTS: CONCEPTS & GUIDELINES

### FORT SCOTT DISTRICT: CONTEMPLATIVE RETREAT

#### PLANNING CONCEPT

Fort Scott's tranquil atmosphere is conducive to educational pursuits and the exchange of ideas. The Presidio Trust will welcome a tenant or mix of organizations to occupy the historic buildings and activate the formal open spaces. Many of Fort Scott's facilities may be used for conferences and education, and may have a strong residential component. Preservation of Fort Scott's rich collection of historic buildings and landscapes will, however, remain the priority.

#### Character, Land Use, and Open Space

Fort Scott has no direct entrance and is surrounded by historic forest. It is a place of quiet beauty with a strong sense of history.

Built in 1912 as a coastal artillery subpost, it contains 157 buildings, most of which are historic. The buildings are grouped in a campus-like setting and include barracks, offices, warehouses, and four separate housing clusters that are mostly vacant. (See Figure 3.5.) Developed along a broad ridgeline and plateau close to coastal defense positions, Fort Scott provides expansive views of the bay and city. Its remote setting is bounded by the historic forest to the south, scenic coastal landscape and historic defensive batteries in Area A to the west, and the Golden Gate Bridge to the north.

The district's setting and distinctive Mission Revival architecture make Fort Scott suited for education, conferences, and applied research with supporting housing, lodging, and offices. The

preferred land use for Fort Scott will be an organization or group of organizations devoted to research, policy development, education, and related activities, complemented by a strong residential component. If feasible, these activities will be accommodated in some of the rehabilitated historic barracks framing the parade ground. Other uses that may be compatible within the district's campus-like and community setting include conference space, lodging, recreation, office, community-serving retail, and maintenance facilities. The restored parade ground will remain a prominent outdoor space for Fort Scott. Future detailed site planning will consider relocation of the non-historic ball field. Some new infill development near historic buildings could be considered if necessary for the proposed new uses. Any new construction would be carefully sited and designed to preserve Fort Scott's historic character and setting.



FORT SCOTT'S COLLECTION OF HISTORIC BUILDINGS AND ITS CAMPUS-LIKE SETTING WILL BE PRESERVED

Existing housing will be rehabilitated; the historic cluster of Pilots Row housing will be protected. Future planning efforts may consider replacing or partially replacing and converting non-historic housing at North Fort Scott with more efficient and compatible housing outside of the district’s “historic core.”

Historically, Fort Scott was established to maintain the coastal and harbor defenses of the Golden Gate. The district’s historic batteries, associated earthworks, ancillary structures, and landscape will be preserved and used to interpret the coastal defense story.

Consistent with the GMPA, some of the Golden Gate Bridge District’s maintenance functions may be relocated from the Golden Gate Bridge toll plaza to the area just south of Highway 101, allowing modifications in the toll plaza area (Area A) that would enhance scenic views of the Golden Gate Bridge. This proposal would require new construction in Area B, and would be subject to future planning in collaboration with the Bridge District and the National Park Service. An assessment of potential impacts on adjacent natural and cultural resources would be part of that planning effort.

The overgrown gardens and landscape features of the district will be rehabilitated. Other important landscape features, including historic roads, paths, retaining walls, and individual gardens, will be preserved. Remnant natural systems, including Dragonfly Creek, will be managed to restore their environmental integrity as much as possible, and rare plants and their habitat will be protected and enhanced.

### **Access and Circulation**

Most visitors enter Fort Scott from Lincoln Boulevard, which provides direct access to the historic parade ground. The major



FORT SCOTT IS SET AGAINST THE DRAMATIC BACKGROUND OF THE GOLDEN GATE BRIDGE AND THE MARIN HEADLANDS

intersection at Merchant/Lincoln Boulevard/Storey Avenue will be improved to increase safety. Secondary access will continue along the curvilinear residential streets that meander through the district. Through-traffic will be discouraged by closing some roads and encouraging use of alternate modes of transportation.

The road system at Fort Scott will be simplified by removing some roads, improving intersections, and installing a wayfinding system. Parking for non-residential uses will be provided in small parking lots behind buildings or at other locations away from the parade ground. A major pedestrian pathway that lines the parade ground in front of the barracks will be retained. Other improvements may include a pedestrian connection to North Fort Scott via Lincoln Boulevard, and possibly a pedestrian crossing under or over the reconstructed Doyle Drive.



CHAPTER THREE - PLANNING DISTRICTS: CONCEPTS & GUIDELINES

FIGURE 3.5  
FORT SCOTT - CONTEMPLATIVE  
RETREAT

- Restore the parade ground and reestablish it as the district’s main gathering place.
- Rehabilitate historic buildings with respect to their setting and historic cluster arrangement.
- Rehabilitate historic gardens and landscape features.
- Preserve and enhance Dragonfly Creek and other natural resources in the area.
- Preserve and interpret for visitors the historic batteries and coastal defense structures.
- Consider increasing the density of, or replacing, non-historic housing in North Fort Scott behind Pilots Row.
- Simplify the road system and enhance pedestrian connections to adjacent areas.
- Ensure that any new construction is sited and configured to be compatible with the historic district.



- Generalized Areas of Development
- Historic Building
- Non-Historic Building
- Planning District Boundary
- Area B Boundary

Planning District Area	132 acres
Existing Total Building Area	800,000 square feet
Maximum Permitted Building Area	up to 900,000 square feet
Maximum Demolition	70,000 square feet
Maximum New Construction	170,000 square feet
Land Use Preferences	educational/conference, residential, offices, lodging, and support services

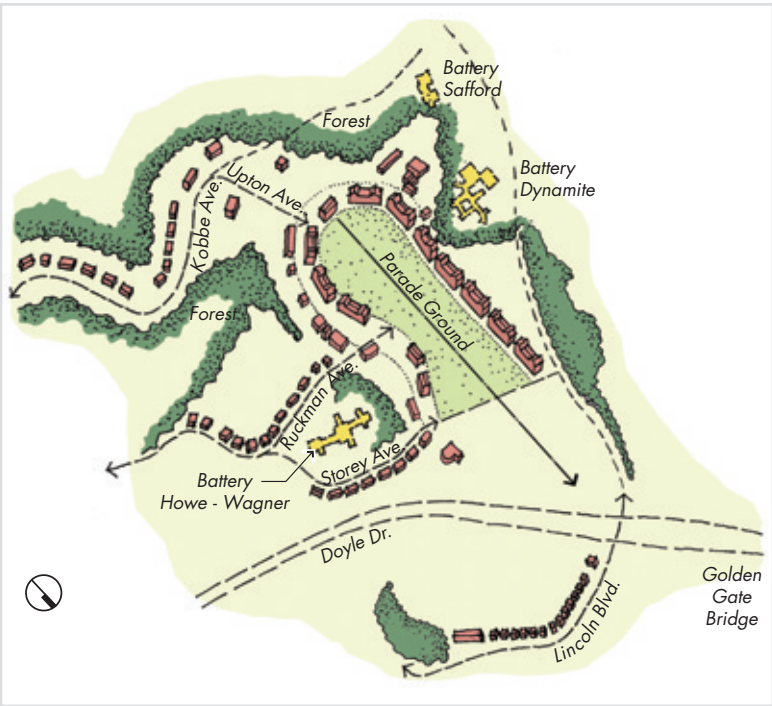


# PLANNING GUIDELINES FOR FORT SCOTT DISTRICT

## 1. Spatial Organization and Land Patterns

*Horseshoe-Shaped Parade Ground.* Fort Scott is defined by a large, horseshoe-shaped parade ground that opens gracefully toward the Golden Gate and is surrounded by stately Mission Revival barracks. The consistent scale and features of these buildings create a unified ensemble backed by an outer ring of utilitarian structures out of view from the central parade. Together, the buildings form a network of inter-linked outdoor spaces.

*Remote Location.* The contemplative quality of Fort Scott is enhanced by its remote location, its commanding view of the Golden Gate, and the backdrop of the mature historic forest. The district’s retreat-like character is unique among the Presidio’s developed areas.



PRIMARY ORGANIZATION AROUND DISTINCTIVE HORSESHOE-SHAPED PARADE GROUND, OVERLOOKING THE GOLDEN GATE

### SPATIAL ORGANIZATION AND LAND PATTERNS GUIDELINE

- Protect and enhance Fort Scott’s historic ensemble of buildings and landscapes. New uses should be compatible with the retreat-like character of Fort Scott.



A CONCEPTUAL SKETCH ILLUSTRATING THE HISTORIC STRUCTURES OF FORT SCOTT IN ACTIVE USE

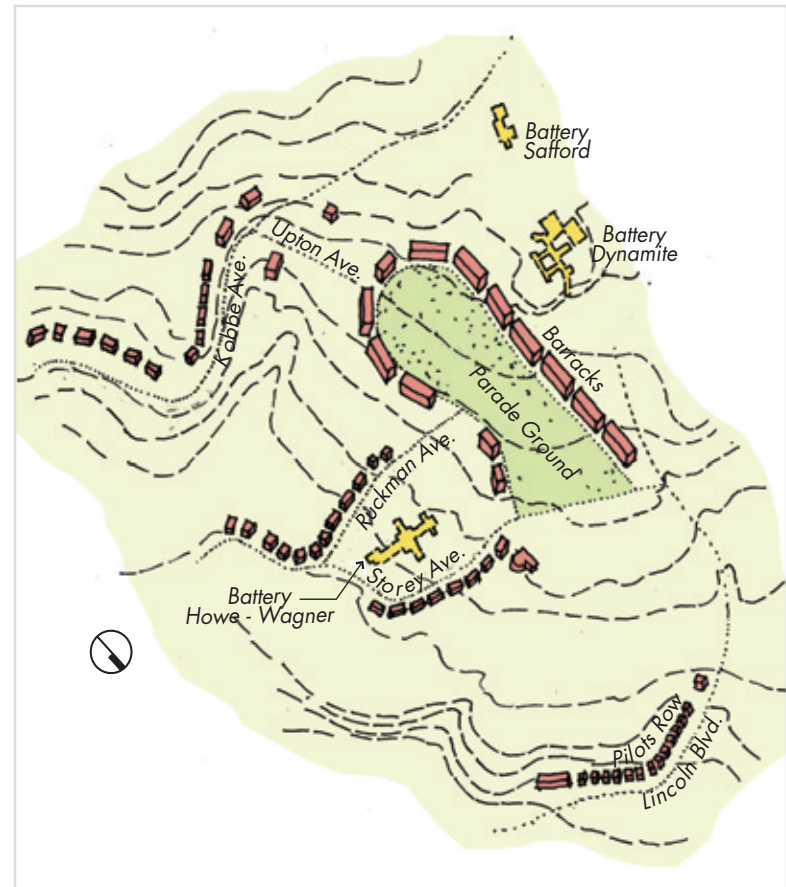


### 2. Buildings and Structures

*Mission Revival-Style Barracks.* The parade ground's barracks, with their unadorned white stucco walls, decorative parapets, and red tile roofs, create a striking backdrop to the parade ground. The 1912 barracks ensemble, one of the first examples of military use of the Mission Revival style, remains largely intact. Surrounding utilitarian buildings are architecturally compatible and mimic the barracks' style, color, and character.

*Historic Hillside Houses.* Four clusters of historic houses (Kobbe Avenue, Storey Avenue, Ruckman Avenue, and Pilots Row) are set along the sloping terrain east of the parade ground. Each cluster is composed of a family of buildings similar in building type, scale, massing, height, materials, and color.

*Historic Batteries.* The historic batteries that adjoin Fort Scott to the west and north define the historic context of this former coastal artillery post. Their characteristic earth-bermed structures and minimally visible concrete bulkhead entries and lookout towers are key features. Over the years, vegetation has further hidden the battery installations from view.



REPETITIVE BUILDING FORMS THAT FOLLOW TOPOGRAPHY

#### GUIDELINES FOR BUILDINGS AND STRUCTURES

- Rehabilitate historic buildings at Fort Scott and maintain the integrity of existing historic clusters.
- Allow infill construction only in areas that are well removed from the historic parade ground. Avoid any construction that would adversely affect the surrounding historic forest, an important part of Fort Scott's visual setting.
- Minimize disturbance of existing grades, avoid impacts on important views from the historic core, and ensure that new construction responds to the general scale and character of the district's buildings. Maximum building height should be between 30 feet to 45 feet.

### 3. Open Space/Vegetation/Views

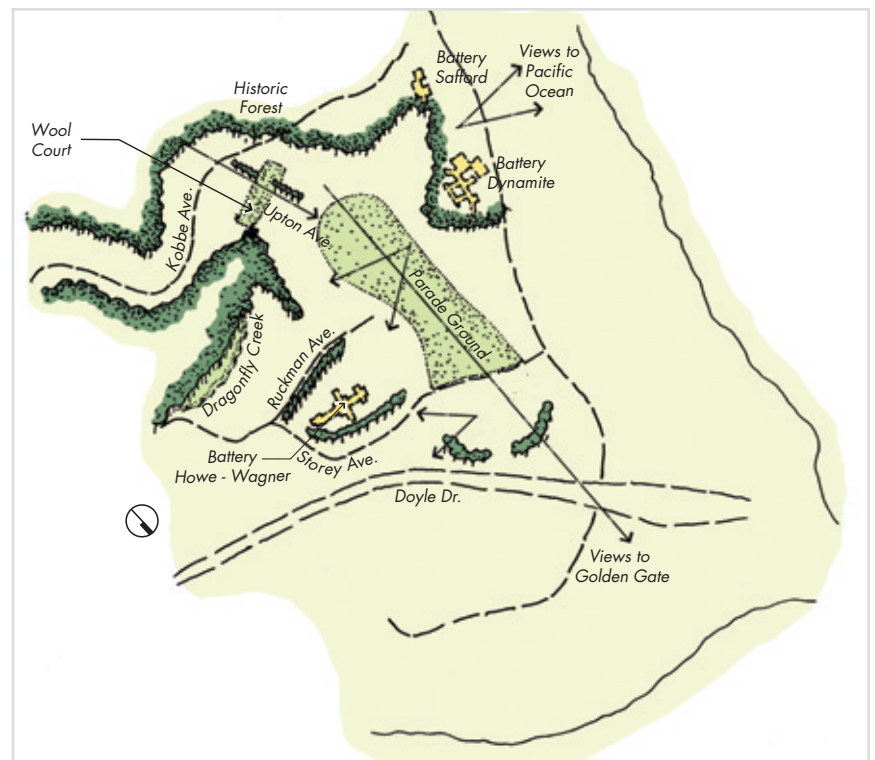
*Parade Ground Overlooking the Golden Gate.* Fort Scott's parade ground, with its gently sloping grassy field and informally planted Monterey cypress trees at its perimeter, is a commanding space, the quality of which is presently compromised by a number of non-historic obstructions, including ball fields, high fences, lighting poles, and a large open parking lot north of Storey Avenue.

*Forest Backdrop.* The mature forest canopy enhances the retreat-like character of the district and also provides rich pockets of habitat for raptors, migratory songbirds, and other bird species.

*Formal Landscape and Natural Elements.* The district contains a variety of historic landscape features such as formal gardens, walkways, vistas, retaining walls, and horticulture plantings. These features date from different periods and are largely overgrown. Dragonfly Creek, located near Kobbe Avenue adjacent to Wool Court, is the only major remnant natural system at Fort Scott. The district also contains a population of San Francisco owl's clover, a rare plant species.

#### GUIDELINES FOR OPEN SPACE/VEGETATION/VIEWS

- Restore the parade ground to its original configuration and re-establish it as the district's main gathering place.
- Relocate the ball fields at the northern end of the parade ground and restore the historic parade ground to a gently sloping lawn.
- Preserve and rehabilitate significant historic landscape features, including the formal landscape adjacent to Wool Court.
- Maintain and enhance low trees and shrubs to provide a buffer against Doyle Drive.
- Selectively remove non-historic trees and landscape features, consistent with the *Vegetation Management Plan*, to re-establish views and Fort Scott's historic visual connection to the Golden Gate, San Francisco Bay, and the coast.
- Restore natural resources along Dragonfly Creek, as well as wetland and rare plant habitat northeast of the Fort Scott parade ground.



PRESIDIO FOREST SURROUNDING GRASSY CENTRAL PARADE GROUND



4. Circulation and Access

*Meandering Roads and Hidden Entries.* Fort Scott’s obscured entries and curving roads are character-defining features of its circulation system. The meandering approach through the forest creates an air of the unexpected and slows traffic. A hierarchy of roads provides access to Fort Scott. Primary vehicular access is from Park Boulevard and Lincoln Boulevard.

*Emphasis on Pedestrian Spaces.* The parade ground’s pedestrian promenade provides a clear path connecting the buildings and adjacent parade ground. The heart of Fort Scott is relatively free of parked cars. Service streets provide access to parking areas, organized in small pockets at the periphery of the district.

GUIDELINES FOR CIRCULATION AND ACCESS

- Clarify and simplify vehicular, bicycle, and pedestrian access to create clear and safe traffic patterns at Fort Scott. Maintain low-key access with primary emphasis on pedestrians and bicycles.
- Establish safe, clear, and distinct access from Lincoln Boulevard into the district.
- Provide pedestrian connections to adjacent residential clusters, including North Fort Scott, and to coastal areas. Provide safe pedestrian and bicycle access to the Golden Gate Bridge.
- Where possible, limit parking to smaller lots at the periphery of the built areas of Fort Scott.



MEANDERING ENTRY ROADS THAT REINFORCE SENSE OF SECLUSION



### PUBLIC HEALTH SERVICE HOSPITAL DISTRICT: RESIDENTIAL AND EDUCATIONAL COMMUNITY

#### PLANNING CONCEPT

The historic complex of buildings at the former Public Health Service Hospital will be rehabilitated to accommodate new uses, with a preference for residential and educational uses. Important natural resources, including habitat for rare and unique plant and wildlife species, will be protected and enhanced. Non-historic structures may be removed, and replacement construction could be considered in the future. New construction would be carefully sited and designed to enhance the serene, campus-like historic setting.



RESIDENTIAL AND EDUCATIONAL USES ARE PREFERRED FOR THE PUBLIC HEALTH SERVICE HOSPITAL DISTRICT

#### Character, Land Use, and Open Space

The Public Health Service Hospital (PHSH) district is situated on a gentle north-south ridge at the Presidio's southern boundary, overlooking the city and remote from other developed areas of the Presidio. The PHSH evolved as a separate entity, first under the administration of the U.S. Marine Hospital Service and then under the U.S. Public Health Service. The site, originally selected for development in the 1870s because of its proximity to Lobos Creek and Mountain Lake, has been developed into two plateaus, with most of the existing development located on the lower plateau. (See Figure 3.6.) The district contains 19 buildings, including the former U.S. Marine Hospital and its support

buildings. The historic 170,000-square-foot main hospital building, built in 1932, was expanded in 1952 with a seven-story, 128,000-square-foot addition on the south side of the original building. The hospital closed in 1980.

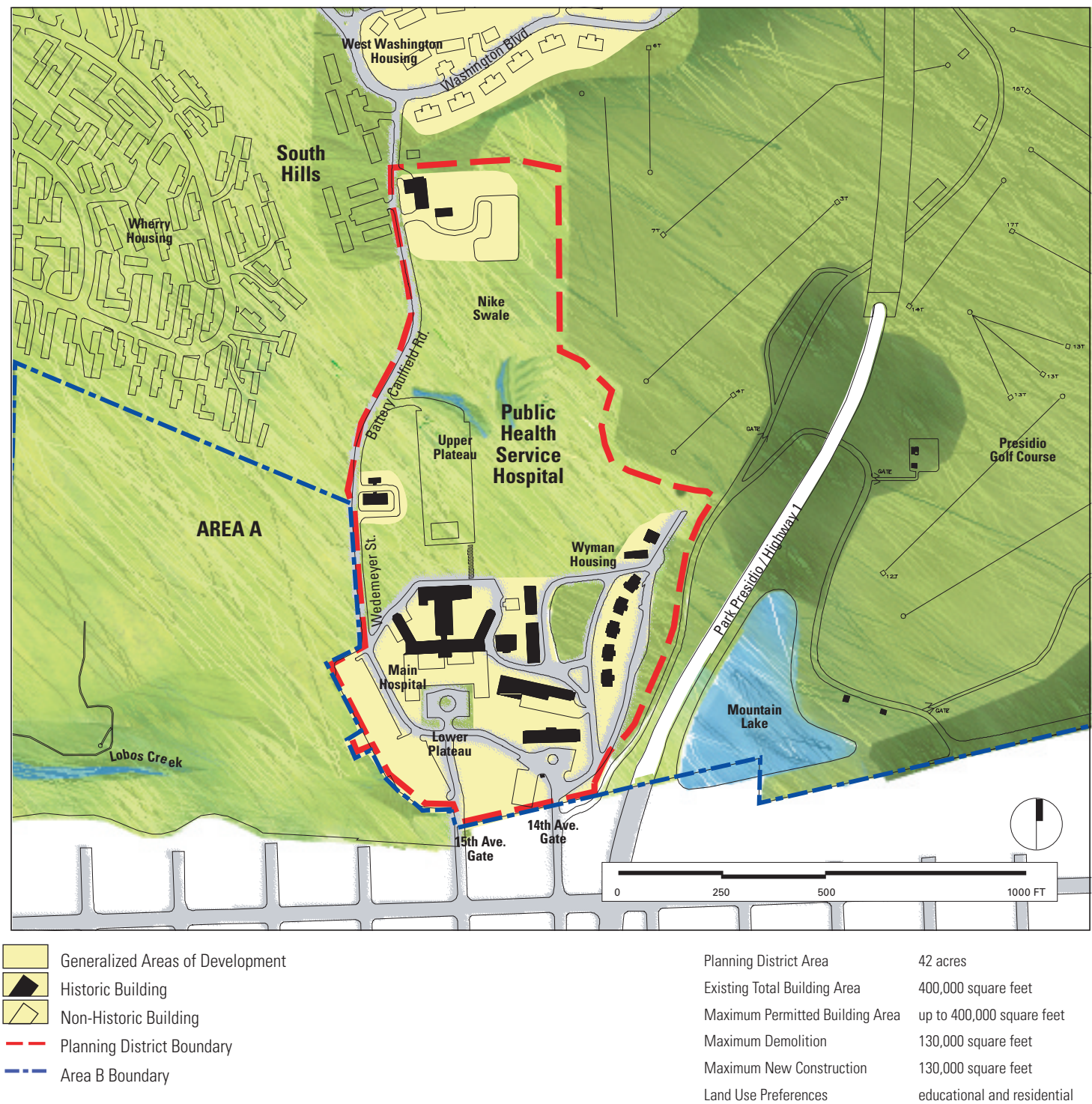
The upper plateau behind the hospital supports unique and ecologically significant native plant communities that include coast live oak woodland, central dune scrub, and riparian and dune slack wetland vegetation, as well as the San Francisco lessingia (*Lessingia germanorum*), a federally-listed endangered plant. The complex array of vegetation also provides



CHAPTER THREE - PLANNING DISTRICTS: CONCEPTS & GUIDELINES

**FIGURE 3.6**  
PUBLIC HEALTH SERVICE HOSPITAL - RESIDENTIAL AND EDUCATIONAL COMMUNITY

- Maintain the historic concentration of development on the lower plateau, and enhance open space on the upper plateau.
- Rehabilitate the former hospital for residential use; consider demolition of the non-historic hospital wings, replacing them with more compatible structures.
- Rehabilitate historic housing and accessory structures for a variety of complementary uses.
- Protect and enhance important natural resources, including habitat for rare plant and wildlife species.
- Protect and enhance existing wetland features on the upper plateau.
- Preserve and enhance views to and from the site. Continue and enhance recreational uses.
- Ensure that any new construction is sited and configured to be compatible with the historic district.



valuable habitat for the largest known quail population in San Francisco, as well as other bird species. The potential for historic archeological resources is high in this area. The old Marine Cemetery, a significant archeological resource, dates back to the 1880s.

The PHSB district, historically separate and distinct from the rest of the Presidio's developed areas, will be a setting suitable to residential and educational uses. These building uses may be complemented by compatible outdoor recreational uses. Future planning may consider removal of non-historic structures, including the modern wings of the main hospital building. If a suitable tenant cannot be found to rehabilitate the historic hospital, the entire building may be considered for removal. Removal of the historic hospital and replacement construction would be considered as part of a separate undertaking. The Planning Guidelines (see below) would help ensure that any new construction would be sensitive to the prevailing architectural treatment, scale, and orientation of existing structures, and would be designed to reinforce the historic setting.

Remnant natural systems in this area will be preserved and revitalized. Ongoing activities in this district include restoration of native plant communities and wildlife corridors, as well as enhancement of the dune slack wetland east of the parking lot below the Nike Missile site. Future projects that might affect the conservation and recovery of the San Francisco lessingia will be carried out in consultation with the U.S. Fish and Wildlife Service.



AN HISTORIC COLONIAL REVIVAL STRUCTURE LENDS CHARM TO THE PUBLIC HEALTH SERVICE HOSPITAL COMPLEX

### **Access and Circulation**

The PHSB building complex has historically been an enclave separate from the rest of the Presidio. Two city streets, 14th and 15th Avenues, provide the main vehicular access. Alternatives for primary access, including reopening the 14th Avenue gate to vehicular access and operating 14th and 15th Avenues as a one-way couplet, will be studied. Access to the PHSB district from other parts of the Presidio will continue along Battery Caulfield Road; through-traffic will be discouraged. Connections to the surrounding network of trails and pathways will provide a scenic pedestrian gateway to other parts of the Presidio. Convenient access will be provided to nearby outdoor recreational amenities such as the Presidio Golf Course, Mountain Lake, and trails.



PLANNING GUIDELINES FOR PUBLIC HEALTH SERVICE HOSPITAL DISTRICT

1. Spatial Organization and Land Patterns

*Upper and Lower Plateaus.* Topography has influenced the development of the PHSH site throughout its 125-year history. The building core was sited on a relatively level natural bench in the south-facing slope west of Mountain Lake. An upper plateau above the building core was left more open. This distinction between upper and lower plateaus remains today.

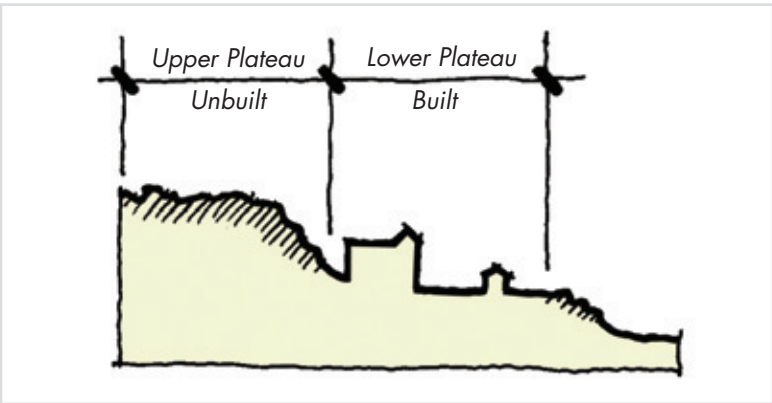


THE PUBLIC HEALTH SERVICE HOSPITAL DISTRICT AS SEEN FROM NEARBY MOUNTAIN LAKE

*Hierarchy of Building Sites.* The building complex retains much of the original design of the 1932 plan. Buildings were sited according to function and hierarchy in a campus-like setting. The hospital building retains the most prominent position facing out over the city. Associated buildings are located nearby to the east. Open lawns typically serve as formal foregrounds (front yards) for major buildings or building groups.

**SPATIAL ORGANIZATION AND LAND PATTERNS GUIDELINES**

- Maintain the historic patterns of development, primarily on the lower plateau. The formal placement of buildings around open spaces and the definition of open space and streets through plantings should be retained. Infill construction should respect historic spatial relationships, scale, and orientation of buildings.
- Enhance open space and preserve natural processes for a functioning ecological system on the upper plateau below the Nike Missile site.



UPPER AND LOWER PLATEAUS

## 2. Buildings and Structures

*Formal vs. Informal Buildings.* The PHSH complex is comprised of the dominant hospital building and a number of smaller buildings. The main institutional structures face the city and present a strong image, with prominent massing and classical detailing. In contrast, the Wyman Avenue houses face east and are arranged in an arc on a knoll, overlooking Mountain Lake and its surroundings.

*Contrasting Architectural Character.* The architectural character of the PHSH complex is different from the rest of the Presidio, reflecting its historically separate governmental jurisdiction. The buildings adjoining the hospital structure are organized by function; the use of buff brick and flat red clay tile roofs helps to unify these buildings. Colonial Revival style architecture is used throughout the complex in both institutional and residential structures.



PRIMARY BUILDINGS CLUSTERED ON SMALL PLATEAU OVERLOOKING CITY

### GUIDELINES FOR BUILDINGS AND STRUCTURES

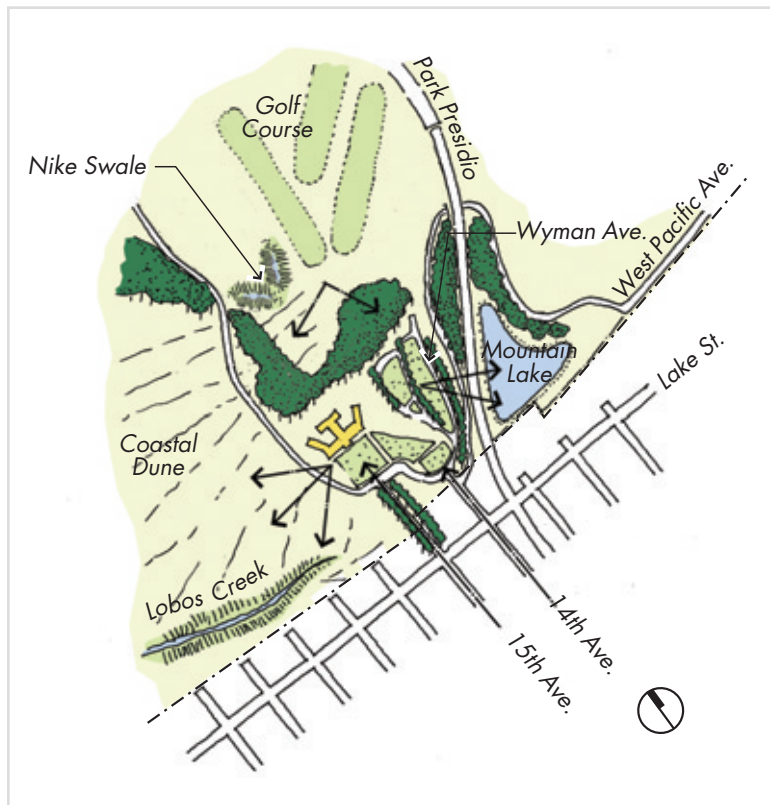
- Maintain the historic character of the site. In concert with historic building rehabilitation, cluster additions and/or replacement construction onto compact sites, close to existing buildings, to reinforce the campus-like setting.
- Ensure that any replacement construction is secondary to the former hospital as the predominant building in the complex.
- Ensure that new construction is compatible in scale, massing, height, color, and materials with the historic buildings in the area. Maximum heights should be between 30 feet to 45 feet for outbuildings and 70 feet for buildings adjacent to the main hospital.



## 3. Open Space/Vegetation/Views

*A Rich Mix of Natural Features.* The PHSB district is sited on a ridge that drains west to Lobos Creek (the Presidio's source of drinking water) and east to Mountain Lake. Natural areas surrounding the hospital support a variety of native plant habitat, including rare and endangered species. A federally-listed endangered plant species, the San Francisco lessingia, is found on the upper plateau of the site.

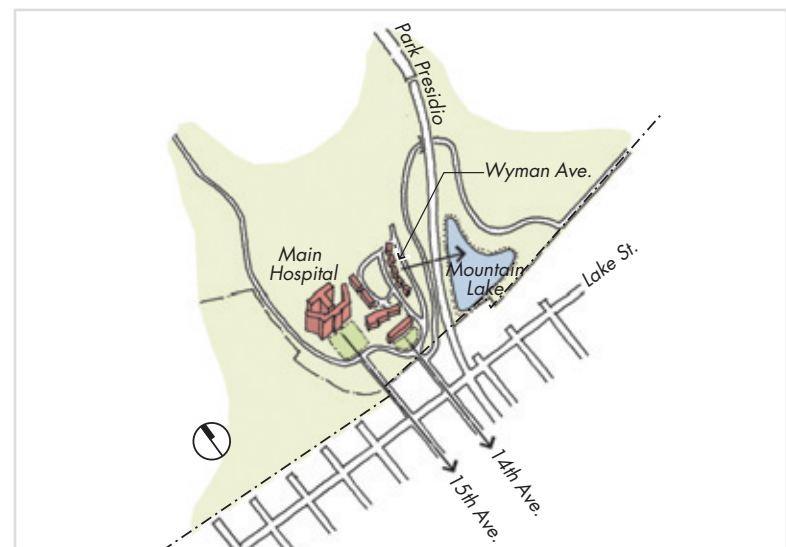
*Formal Landscaping.* Designed landscape features that characterize the PHSB complex include the hospital's front lawn and tree-lined entry roads, the Wyman Street houses' landscapes and tree plantings, the remnant cypress windrow on the north and west sides of the former cemetery, and a large stand of Monterey pine trees north of the hospital.



SITE SURROUNDED BY A DIVERSE MIX OF NATURAL AND CULTURAL RESOURCES

## GUIDELINES FOR OPEN SPACE/VEGETATION/VIEWS

- Rehabilitate and restore the upper plateau, below the Nike Missile site, as native plant habitat. Accommodate compatible recreational uses elsewhere, consistent with protection of the natural resources.
- Respect the natural and historic terrace landform of the district. Major regrading and construction on slopes should be avoided.
- Protect Lobos Creek, the Presidio's drinking water source, and direct stormwater runoff away from the adjacent watersheds of Lobos Creek and Mountain Lake.
- Consider planting as part of the overall design of the site to articulate and better define historic open spaces and entry sequences.
- Preserve and enhance view corridors and panoramic viewsheds both from and to the site. Significant views include Mountain Lake from Wyman Terrace and Lobos Creek Valley from the western edge of the site, as well as sweeping views of the city and ocean from the upper plateau.
- Restore natural resources, and protect and enhance wetland and endangered species habitat.
- Locate new replacement construction to protect and preserve views and vistas.
- Protect and commemorate the former Marine Cemetery.



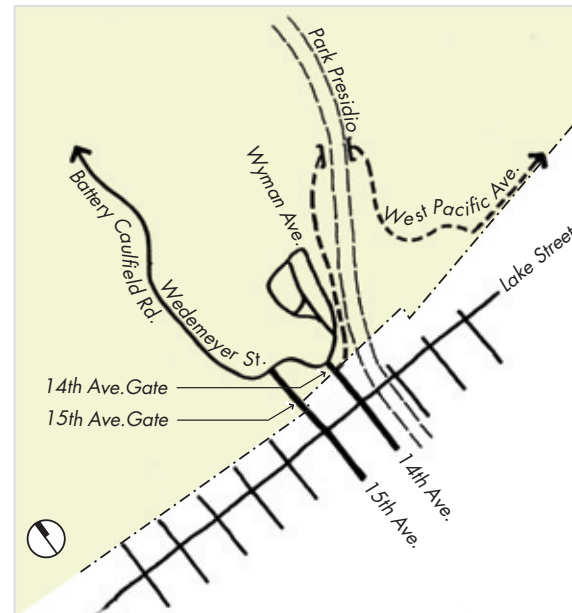
CONTRAST BETWEEN FORMAL ORIENTATION OF MAIN HOSPITAL AND INFORMALLY SITED ADJACENT BUILDINGS

#### 4. Circulation and Access

*Access Via 14th and 15th Avenues.* Historically, a curving, tree-lined drive entered the Presidio at 14th Avenue and ended at the hospital. This access is now gated and provides pedestrian access only. The 15th Avenue gate is the main vehicular entrance to the PHSB district.

*Internal Circulation Routes.* In the late 1980s, Wedemeyer Street and Battery Caulfield Road were connected to provide access from the PHSB complex to the rest of the Presidio. Circulation within the district is characterized by informal, curving roads that reinforce the site's campus-like character.

*Key Trails.* Several important trails intersect in the PHSB district. A key section of the Juan Bautista de Anza National Historic Trail runs through the site. The West Pacific Avenue trail extends to Mountain Lake, the Park Boulevard trail connects through the golf course to Washington Boulevard, and the Lobos Creek trail extends through the site to Baker Beach.



PRIMARY SITE ACCESS FROM 14TH AND 15TH AVENUES

#### GUIDELINES FOR CIRCULATION AND ACCESS

- Maintain 14th and 15th Avenues as the main access; consider a one-way couplet for vehicles using these streets. A secondary entry should be promoted along Battery Caulfield Road to accommodate traffic coming from within the Presidio.
- Ensure that bike and pedestrian trails connect to the network of nearby local and regional trails.
- Minimize traffic impacts from new uses at the site.
- Enhance public access through improved mass transit options, both within the Presidio and via links to city transit.





## CHAPTER THREE - PLANNING DISTRICTS: CONCEPTS & GUIDELINES

### EAST HOUSING DISTRICT: RESIDENTIAL NEIGHBORHOOD AND NATURE'S REFUGE

#### PLANNING CONCEPT

The East Housing district will remain residential. Clusters of historic housing, sited to fit the hillside and offering easy access both to natural features and to recreational facilities, will be rehabilitated. Some non-historic housing is planned for removal in areas where natural resource restoration would occur along Tennessee Hollow riparian corridors. Open space and forest areas will be preserved to provide valuable wildlife habitat, as well as a peaceful refuge for visitors.

#### Character, Land Use, and Open Space

The East Housing district, one of the oldest residential areas in the Presidio, offers distinctive clusters of historic housing along winding roads that follow ridge lines and provide breathtaking views of San Francisco Bay. The district also contains clusters of non-historic housing, typically sited on filled-in streams and valley bottoms. Recreation fields and playgrounds such as the Paul Goode Field and the city-operated Julius Kahn Playground are found along the district's southern edge. Presidio residents, as well as city neighbors, have traditionally used these facilities and continue to do so today. (See Figure 3.7.)



Three tributaries feed from the watershed of the Tennessee Hollow creek system, a partially surviving natural system that still supports remnant native plant communities and aquatic ecological resources. The natural springs that surface at the headwaters of the Tennessee Hollow creek system have a long history of human use. Tennessee Hollow was the site of a temporary encampment at the turn of the 19th century and a staging area for the Panama Pacific International Exposition. El Polin Spring, one of the earliest water supplies in the area, was near the historic trail between the Spanish Presidio and the Mission de Francisco de Assisi. Due to the history of human activity in these areas, Tennessee

THE EAST HOUSING DISTRICT'S HISTORIC HOMES WILL BE REHABILITATED, AND SENSITIVE NATURAL AREAS RESTORED



Hollow and El Polin Spring are very likely to contain archeological resources.

The East Housing district will continue to be primarily residential. Historic housing clusters will be preserved and rehabilitated. Some non-historic housing will be demolished to restore open space in the Tennessee Hollow stream corridor. Other non-historic residences will be rehabilitated, and some large units will be divided into smaller units. Replacement construction of more compatible housing may be considered elsewhere within the district. The historic former barracks on Ruger Street, near the Lombard Gate, will accommodate small offices or visitor serving uses.

Plans to restore and enhance Tennessee Hollow, its tributaries and riparian corridors, are already underway; baseline data collection and analysis have begun. Other key natural resource projects in the East Housing district will include restoration of Inspiration Point grasslands and El Polin Spring, and enhancement of important native plant restoration areas. The restoration of surface drainages and native riparian communities will allow visitors to understand the importance of these resources to native peoples and early explorers. The area's serenity and sensitive habitats will be respected. Compatible recreational activities will be allowed, although Paul Goode Field may be removed or relocated to allow for restoration of Tennessee Hollow. Pop Hicks Field will be restored for active recreational use if consistent with the remedial action plan established for this area.



A FAMILY AT PLAY IN THE SIMONDS NEIGHBORHOOD

### **Access and Circulation**

Pedestrian access will be improved and overall livability of the neighborhoods in this district will be enhanced. Trails and pathways will be formalized, and Lover's Lane will be rehabilitated. Presidio Boulevard will continue to provide the main access from the south, while Lombard Street will be maintained as the primary access from the east. Some minor roads may be removed to create a continuous natural corridor along Tennessee Hollow.



CHAPTER THREE - PLANNING DISTRICTS: CONCEPTS & GUIDELINES

FIGURE 3.7  
EAST HOUSING - RESIDENTIAL  
NEIGHBORHOOD AND NATURE'S  
REFUGE

- Preserve and rehabilitate historic housing clusters and streetscapes.
- Restore the Tennessee Hollow creek system and its riparian corridors, El Polin Spring, Inspiration Point grasslands, and other important native plant sites.
- Enhance trail connections and the overall livability of neighborhoods.
- Demolish some non-historic housing to restore Tennessee Hollow, and consider construction of compatible replacement housing.



- Generalized Areas of Development
- Historic Building
- Non-Historic Building
- Planning District Boundary
- Area B Boundary

Planning District Area	123 acres
Existing Total Building Area	650,000 square feet
Maximum Permitted Building Area	up to 620,000 square feet
Maximum Demolition	100,000 square feet
Maximum New Construction	70,000 square feet
Land Use Preferences	residential and open space



PLANNING GUIDELINES FOR EAST HOUSING DISTRICT

1. Spatial Organization and Land Patterns

*Influence of Topography.* The historic housing clusters in the East Housing district are linear in form, following hillside contours or running along a series of “fingers” (north-south ridges) that reach down toward the Letterman district and the Main Post. Below the ridgetops, slopes direct rainwater into the three Tennessee Hollow creek tributaries, which lead to San Francisco Bay.

*Contrast Between Ridges and Valleys.* The historic contrast between the developed upland ridges and the natural riparian valleys forms the key organizing land pattern in the East

Housing district. In recent years, non-historic housing and ballfields built on filled land in the upper watershed have compromised the integrity of the historic relationship between ridges and valleys and have degraded the Tennessee Hollow creek system and riparian corridor.

SPATIAL ORGANIZATION AND LAND PATTERNS GUIDELINE

- Re-establish a clear distinction between historic housing on the high ground and open space in the valleys through selective removal of some non-historic housing and restoration and enhancement of Tennessee Hollow creek tributaries.



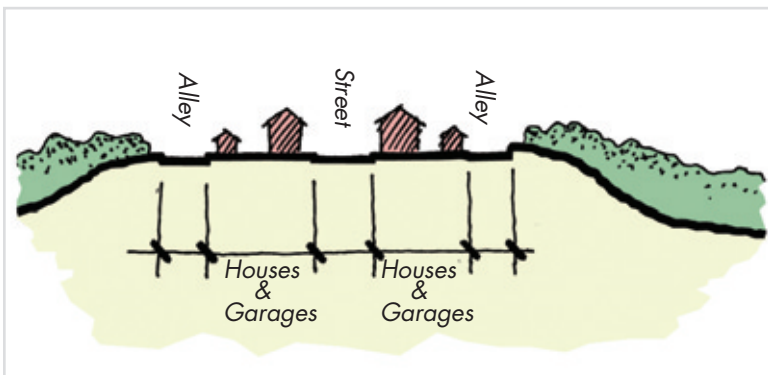
A CONCEPTUAL SKETCH SHOWING RESTORATION OF THE TENNESSEE HOLLOW ECOSYSTEM WITHIN THE EAST HOUSING DISTRICT



## 2. Buildings and Structures

*Service Alleys and Formal Front Yards.* The district's historic housing clusters are characterized by rows of similar houses with repetitive architecture and streetscapes. Housing units are either single-family houses or duplexes, each with a formal front and back yard. The buildings are standard, Army-designed masonry structures with classical proportions and detailing. Units are typically situated close to each other, creating strong street edges. Together, the buildings create a distinctive pattern of formal fronts facing the street with service alleys (many lined by freestanding detached garages) in the back.

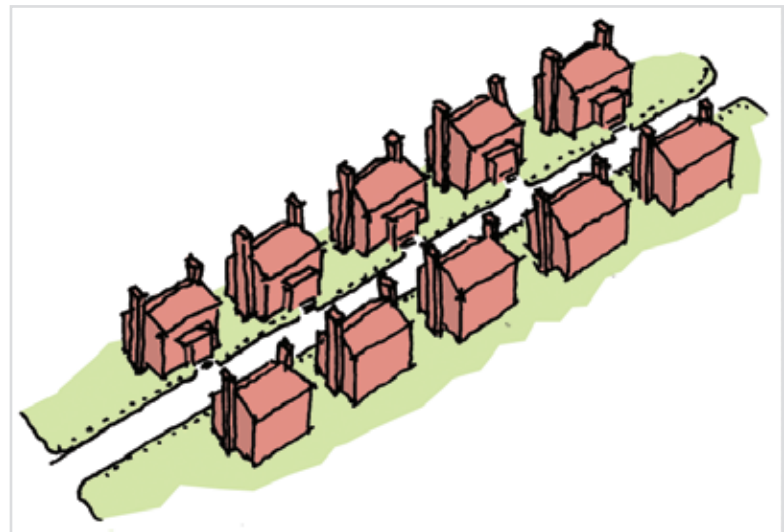
*Single- and Double-Loaded Streets.* Housing clusters are organized around one of two basic road configurations: single-loaded or double-loaded streets (i.e., streets with houses on either one or both sides). Presidio Terrace and Simonds Loop are single-loaded streets along the hillside contour; houses are located either uphill or downhill of the street with commanding views of the bay. Portola and Liggett Streets are double-loaded streets, following parallel ridges. Here, the dramatic bay views are down the street corridor, framed by the rhythm of repeating building facades stepping down the hillside.



DISTINCT PATTERN OF FORMAL STREETS AND SERVICE ALLEYS

## GUIDELINES FOR BUILDINGS AND STRUCTURES

- Maintain the historic orientation of housing that parallels slopes or follows ridgetops and is not located in the lowlands or valley bottoms.
- Protect existing natural resource integrity and function through site enhancement.
- Ensure that any replacement housing reinforces and complements existing street patterns and conforms to existing contours, with no major regrading or leveling.
- Ensure that any replacement housing is responsive to existing historic typologies. Garages and outbuildings, if included, should be located at the back of buildings, with access from existing alleys, where possible.
- For building additions and replacement housing, ensure that building height, color, and materials are compatible with those of the adjacent historic cluster. Maximum building height should be between 25 feet to 35 feet.



ROWS OF SIMILAR HOUSES

### 3. Open Space/Vegetation/Views

*Ridges and Valleys.* Creek-lined valleys alternate with ridges containing rows of housing. A significant amount of native habitat is found in the valleys below the ridges. While some of the valley bottoms have been partially filled and built over, remnant open areas remain.

*Planted Forest.* Planted in the late 19th century, the mature forest on the upper hillsides encloses the residential areas and shelters them from the surrounding city neighborhoods. When viewed from Presidio Boulevard, the forest's orthogonal layout over the hillside terrain creates a distinctive pattern of long, rolling forest.

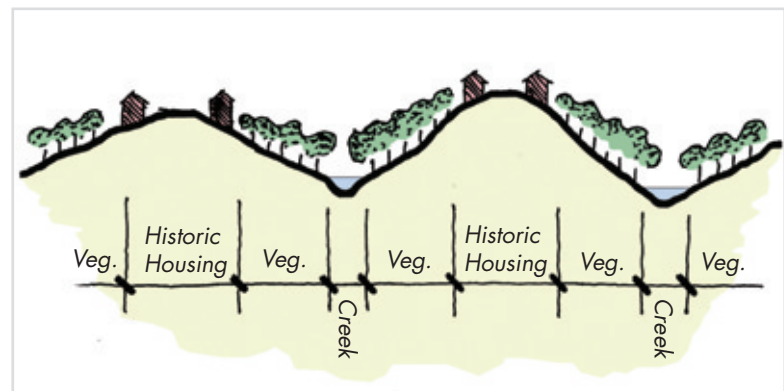
*Presidio and Bay Views.* Excellent views of the Presidio landscape and San Francisco Bay are found at higher elevations in the East Housing district.



DISTINCT PATTERN OF HOUSES FOLLOWING RIDGES WITH RIPARIAN VALLEYS IN BETWEEN

#### GUIDELINES FOR OPEN SPACE/VEGETATION/VIEWS

- Retain and reinforce the historic planting of streetscapes in the East Housing district. Enhance neighborhood character through compatible landscape improvements.
- Protect, restore, enhance, and monitor the Tennessee Hollow watershed by removing fill material and some non-historic housing, daylighting creeks, and restoring native plant communities. Maximize natural processes where feasible.
- Protect wetlands and other natural resources by locating any replacement housing with sufficient offset buffers to minimize impacts and by maintaining appropriate setbacks for a parallel trail system.
- Maintain historic views and view corridors. Manage vegetation on slopes below housing sites, public streets, and trails to maintain views out to the bay while protecting natural resources. Ensure that reforestation maintains views into the historic forest along Presidio Boulevard.



RIDGES AND VALLEYS



## CHAPTER THREE - PLANNING DISTRICTS: CONCEPTS & GUIDELINES

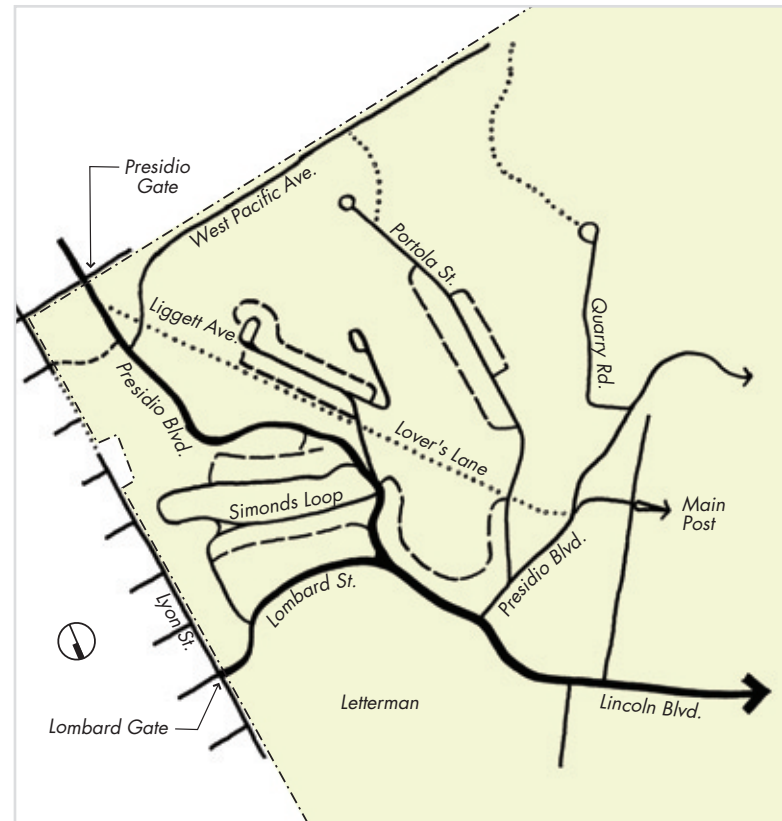
### 4. Circulation and Access

*Street System Based on Topography.* The layout of the East Housing street system is a function of the district's topography. The branching system of dead-end streets creates quiet residential zones and minimizes interruptions in connecting trails and open space systems. Most streets and alleys are narrow and require one-way circulation in certain sections. Parking is generally situated off service alleys, with limited parallel parking provided along formal front streetscapes.

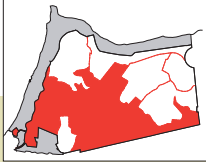
*Lover's Lane Pedestrian Path.* In contrast to the curvilinear character of most streets in the district, Lover's Lane, a pedestrian path dating from the 1880s, cuts a straight line upslope, connecting the Main Post with the Presidio Gate.

#### GUIDELINES FOR CIRCULATION AND ACCESS

- Retain the historic road pattern in the East Housing district. Proposed future changes should use or expand on this pattern and its related system of alleys, parking, and garages.
- Eliminate redundant road segments to limit road crossings of Tennessee Hollow.
- Improve pedestrian connections among housing clusters, and between playing fields and other destinations throughout the Presidio.
- Rehabilitate Lover's Lane as part of the Presidio-wide trail system.



STREET PATTERN DETERMINED BY TOPOGRAPHY



### SOUTH HILLS DISTRICT: OUTDOOR RECREATION AND WOODLAND RETREAT

#### PLANNING CONCEPT

The South Hills district will provide a serene, park-like setting. The amount of open space will be increased with the removal of Wherry Housing complex (Baker Beach Apartments) over time, and the quality of park resources and visitor experiences will be improved. Remnant natural systems, including Mountain Lake, serpentine grasslands, and other ecosystems, will be preserved, expanded, and restored. The historic Presidio forest will be rehabilitated, native plant communities and wildlife corridors enhanced, and the stately San Francisco National Cemetery maintained. Most of the East and West Washington Boulevard housing, as well as existing recreational amenities, will remain.

#### Character, Land Use, and Open Space

The South Hills district covers over 50 percent of Area B, extending across the park's highest elevations from the Presidio Gate to the east to the World War II Memorial overlooking the Pacific Ocean to the west. The district is made up of several distinctive landscapes covering the southern half of the Presidio, including the 100-year old Presidio forest, Mountain Lake, the 160-acre Presidio Golf Course, the popular Julius Kahn Playground, and the 33-acre historic San Francisco National Cemetery, managed by the Veterans Administration. (See Figure 3.8.)

Vestiges of San Francisco's natural heritage are best seen in this part of the Presidio. Remnant native habitats have survived the dramatic landscape transformations of the last two centuries. Diverse habitats, including majestic oak woodlands, forest canopies, and open grassy knolls, sustain native bird species found nowhere else in San Francisco. The district also harbors rare and endangered plant species, including the endangered San



THE DIVERSE SOUTH HILLS DISTRICT SUPPORTS THE HISTORIC PRESIDIO FOREST, WILDLIFE AND NATIVE PLANT COMMUNITIES, AND RESIDENTIAL AND RECREATIONAL USES

Francisco lessingia, found in only two places on earth, and the last remaining wild Raven's manzanita in the world.

The district contains three isolated non-historic housing complexes set in sparsely vegetated portions of the Presidio forest. They consist of two large neighborhoods along Washington Boulevard, and the Wherry Housing complex (Baker Beach Apartments). Together, these residential areas contain 587 dwelling units.

Activities in the South Hills district will revolve around natural resource restoration, preservation, and interpretation. The removal of non-historic housing at the Wherry Housing site (Baker Beach Apartments) over the next 30 years will expand the Presidio's open space resources. Removal of this non-historic housing and associated pavement will allow for expansion of



CHAPTER THREE - PLANNING DISTRICTS: CONCEPTS & GUIDELINES



**FIGURE 3.8**  
**SOUTH HILLS - OUTDOOR RECREATION AND WOODLAND RETREAT**

- Remove non-historic Wherry Housing complex (Baker Beach Apartments) to restore native plant habitat and expand and enhance open space.
- Retain most of the East and West Washington Boulevard housing, and enhance the livability of the area and the natural landscape.
- Restore the health of Mountain Lake.
- Retain and enhance recreational amenities in the district, including Rob Hill Campground.
- Rehabilitate historic forest and native plant communities.
- Establish a comprehensive system of paths and trails.

- Generalized Areas of Development
- Historic Building
- Non-Historic Building
- Housing to be Removed
- Planning District Boundary
- Area B Boundary

Planning District Area	580 acres
Existing Total Building Area	990,000 square feet
Maximum Permitted Building Area	up to 310,000 square feet
Maximum Demolition	680,000 square feet
Maximum New Construction	0 square feet
Land Use Preferences	open space, recreation, and residential

natural resource areas and contiguous open space. At the remaining East and West Washington sites, the Trust will consider dividing existing large housing units into smaller units to help expand the range of housing choices available at the Presidio. To enhance the park and residential setting, the Trust will improve the landscape to complement the surrounding natural environs and will consider bike lanes and traffic-calming features along Washington Boulevard.

Resource conservation will ensure that Lobos Creek remains a rich ecological system that can continue to provide the Presidio with drinking water. The Presidio Trust will continue to operate the water treatment plant. Mountain Lake will be enhanced and native habitat restored according to the approved *Mountain Lake Enhancement Plan* (2000). The historic ridgetop forest will be rehabilitated as set forth in the *Vegetation Management Plan* (VMP).

Visitors to this area of the park will be able to experience and understand the district's resources through education and recreation opportunities, enjoy spectacular views of the ocean and bay, hike through restored natural areas and forests, play golf, or just enjoy a quiet moment. Recreational facilities such as the recently renovated Presidio Golf Course, Julius Kahn Playground, and Rob Hill Campground will be retained for public use. Hands-on habitat restoration programs will engage the public in growing, outplanting, and weeding natural habitats, an increasingly popular recreational activity that greatly contributes to the Presidio's ecological sustainability. Natural history inventory, monitoring, and research programs will involve local universities and scientific institutions. Such programs are underway at Mountain Lake. The San Francisco National Cemetery's forested setting, expansive site, commanding views, and historic gravestones, buildings, and roads will be preserved and managed by the Veterans Administration.

## Access and Circulation

The Arguello Gate, 25th Avenue Gate, and Lincoln Boulevard will continue to provide access to the South Hills. Washington and Park Boulevards will remain in place with enhancements for bicyclists and pedestrians. Battery Caulfield Road/Wedemeyer Street will be maintained as a narrow, slow street providing access from the South Hills to the Public Health Service Hospital district.

In the course of demolishing the Wherry Housing complex (Baker Beach Apartments), most roads in the complex will be removed or converted into pedestrian trails. West Pacific Avenue between the golf course and the Public Health Service Hospital district will remain closed to vehicles and will provide pedestrian and bicycle access to Mountain Lake. Washington Boulevard will be used as a scenic bicycle and pedestrian route following the natural ridgeline within the historic Presidio forest, and linking hiking trails through natural areas to Rob Hill Campground, overlooks, and other areas.

Hiking trails will connect the South Hills with other parts of the Presidio. An extensive trail system will be developed as set forth in the Presidio Trails and Bikeways Master Plan. Trails will lead to overlooks, wind through natural and other areas of the park, and provide connections for the Bay Area Ridge Trail and other regional and national trails. Interpretive signs along the trails will describe significant natural features, the historic forest, and cultural landscape preservation and habitat restoration projects. Small trailhead parking areas will be made available in several areas to help minimize traffic congestion and parking problems.



### PLANNING GUIDELINES FOR SOUTH HILLS DISTRICT

#### 1. Spatial Organization and Land Patterns

*The Highest Ground at the Presidio.* The district's diverse landscapes share at least one common characteristic: they occupy the highest ground at the Presidio. About 90 percent of Presidio lands having an elevation 200 feet or higher above sea level are within the South Hills district. Because of its rugged terrain, this area is the least disturbed in the park. Its lands encompass a wide range of natural resources, unique cultural landscapes, diverse recreation opportunities, and spectacular panoramic views. The influence of the rolling terrain is easily seen in the area's winding roads and the changing scenery.

*Historic Ridgetop Forest.* The historic Presidio forest stretches almost continuously over two miles along the ridgeline, connecting the high point at the southeast corner of the district with Presidio Hill and Rob Hill. Viewed from the city to the south and east, this forested ridgeline has been the Presidio's single most dominant visual feature for nearly a century. As one of the earliest examples of a large-scale forest planting in the western United States, it is a highly valued cultural landscape. The forest's mature stands of trees are among the most iconographic images of the Presidio landscape.

*Dominance of Open Space Landscapes.* The dominance of open spaces over built areas is a principal character-defining feature of the South Hills district. The district supports a wide range of native plant communities, including several rare or endangered plants uniquely adapted to the Presidio and found nowhere else in the world. Serpentine grassland habitat, which has disappeared from much of the Bay Area, is still found at Inspiration Point and along Lincoln Boulevard. Wildlife species from the native grey fox to the California quail still survive in this area. The district provides valuable habitat for migratory

songbirds, raptors, and butterflies. The district also contains the largest single recreational land use at the Presidio - the 160-acre golf course, characterized by its own historic landscape of cultivated turf and long windrows of Monterey cypress. Mountain Lake, the only natural lake at the Presidio, supports numerous habitats and recreational opportunities. Most of the built features in the district are non-historic housing clusters.

#### SPATIAL ORGANIZATION AND LAND PATTERNS GUIDELINE

- Connect the Presidio's remnant ridgetop open space by restoring and rehabilitating native and forested landscapes, and by removing non-historic housing.



CONTIGUOUS OPEN SPACE ZONE FOLLOWING PRESIDIO'S SOUTHERN UPLANDS

## 2. Buildings and Structures

*Non-Historic Housing.* In the 1950s and the late 1960s, three major housing clusters (Wherry, West Washington, and East Washington) were constructed in areas that were previously forested and open.

*Other Structures.* Other, smaller development clusters include the historic water treatment facility near Baker Beach, the new golf clubhouse, and the non-historic Building 1750, which houses Presidio Trust operations and maintenance functions. In addition, the World War II Memorial is located at the west edge of the district overlooking the Pacific Ocean. In general, these and other small non-residential structures are discreetly located and do not affect the park-like character of the district in any significant way. Restroom facilities and orientation kiosks, for example, provide needed services in the park without undermining the visitor experience.

### GUIDELINES FOR BUILDINGS AND STRUCTURES

- Prohibit new construction in the South Hills, other than small structures to serve the visitor and management needs of the park.
- Locate required small structures (such as visitor bathrooms) to serve park users in a manner compatible in scale, massing, height, material, and color with the natural setting.
- Remove supporting infrastructure, as feasible, as part of building demolition in those areas planned for ecological restoration.

## 3. Open Space/Vegetation /Views

*Native Plant Communities.* The South Hills support native plant habitats such as coastal dune scrub and serpentine grasslands. These plant communities, together with a complex network of wetland systems and geologic features, represent part of the Presidio's natural history and pre-planted landscape. The corridors of native plants, water, and forest create important wildlife habitats and allow for a glorious diversity of bird species. Mountain Lake, a natural freshwater lake, provides diverse native habitat and recreational opportunities.

*The Presidio Forest.* The Presidio forest, planned by U.S. Army Major Jones in 1883 and planted throughout the 1890s and early 1900s, is a majestic stand of trees that provides a green oasis, towering above the surrounding city. The century-old forest, originally planted with blue gum eucalyptus, Monterey pine, Monterey cypress, and Blackwood acacia, is in critical condition today due to its age.

Along the ridge, clearings in the forest offer spectacular views and significant opportunities for recreational uses such as trails, campgrounds, informal playing fields, and picnic areas.

### GUIDELINES FOR OPEN SPACE/VEGETATION/VIEWS

- Carry out *Vegetation Management Plan* (VMP) provisions for rehabilitating and restoring the Presidio forest and native plant areas; pursue restoration of native plant communities where housing is removed along Washington Boulevard.
- Maintain and improve historic and scenic views of the adjoining city, San Francisco Bay, and the Pacific Ocean from within the Presidio and from surrounding neighborhoods.
- Remove the Wherry Housing complex (Baker Beach Apartments) in phases, restore native plant communities, and expand the remnant adjacent central dune shrub habitat as indicated by the VMP.



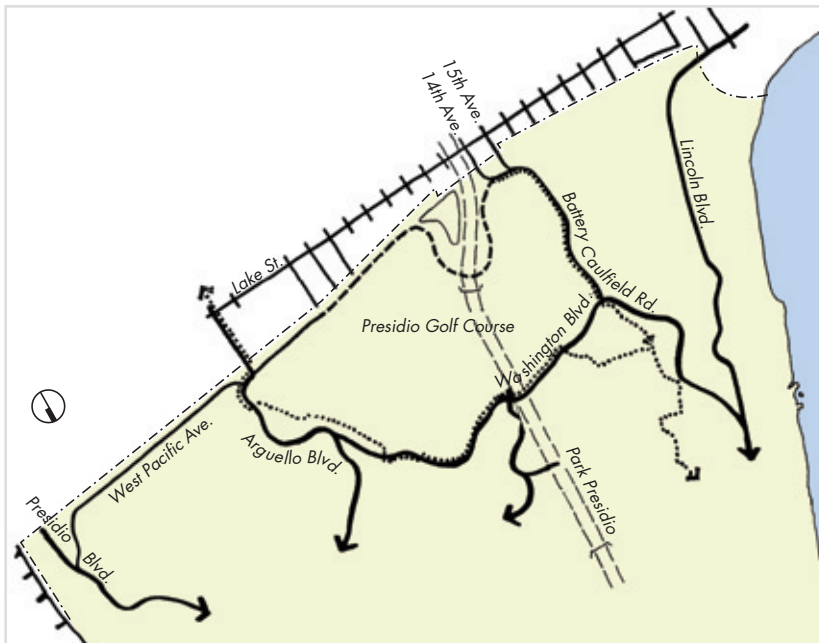
### 4. Circulation and Access

*East-West Road.* The South Hills circulation system consists of a major east-west road (Washington Boulevard/Arguello Boulevard) winding along the Presidio's main ridgeline. It is crossed by the switchback curves of Park Boulevard running up and over the ridge from north to south. Battery Caulfield is a more recent connection extending off Washington Boulevard and leading to Wedemeyer Street and the Public Health Service Hospital.

*Trails and Bike Routes.* Large portions of the South Hills are free of vehicles. Washington and Arguello Boulevards offer a popular route for bicyclists, panoramic views of the surrounding landscape and city, and access to trails. Extensive trails, including the Bay Area Ridge Trail and the Juan Bautista de Anza National Historic Trail, cross the ridgeline.

### GUIDELINES FOR CIRCULATION AND ACCESS

- Remove most abandoned roads, parking areas, and driveways at the Wherry Housing complex (Baker Beach Apartments) when housing is removed; re-vegetate these areas or convert them to trail use.
- Establish a comprehensive system of paths and trails with clearly marked trailheads.
- Ensure that small parking areas provide convenient parking for visitors using trails and other recreational amenities along the ridge.



ARGUELLO AND WASHINGTON BOULEVARDS WINDING ALONG RIDGE